



East of 
ESTATE AGENTS

Old Mill Close
Exeter £625,000

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Ideally positioned on the edge of Exeter, just moments from the historic Quayside, this spacious four-bedroom townhouse offers stylish accommodation over four floors with elevated views. The property features a generous kitchen/dining room, landscaped rear garden, light-filled sitting room with covered balcony, a principal bedroom with en-suite, family bathroom, integrated garage, utility and driveway parking making it a superb family home in a highly sought after location.

Four Bedroom Townhouse | City Centre & Quayside Location | Covered Balcony with Views | Kitchen/Dining room | Principal En-suite Bedroom | Family Bathroom & Cloakroom | Utility room & Storage | Integrated Garage | Driveway Parking | Landscaped Rear Garden

DESCRIPTION

The property is approached via a welcoming entrance hall, leading to the principal ground floor accommodation. The heart of the home is the impressive kitchen/dining room, thoughtfully designed with a comprehensive range of fitted units, generous Granite worktop space and ample room for family dining. Bifold doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. Also on this floor is the spacious sitting room, filled with natural light, timber oak flooring throughout and opening onto a covered balcony a particularly attractive feature providing a sheltered seating area. A conveniently positioned cloakroom completes the accommodation on this level.

The first floor provides three well-proportioned bedrooms, including the generous principal bedroom with the benefit of a en-suite shower. Two further bedrooms are served by a well-appointed family bathroom. Occupying the top floor, the second bedroom is an impressive and versatile room, offering generous proportions and an abundance of natural light. Whether utilised as a guest suite, home office or teenager's retreat, it enjoys an elevated outlook and adds to the flexibility of this well-designed home.



The lower ground floor provides excellent practical space, with internal access to a good-sized integrated garage, a useful utility room and a large storage cupboard, making it ideal for busy family life and additional household storage.

Outside, the enclosed rear garden has been thoughtfully landscaped to create a private and easily maintained outdoor space. A paved terrace provides the perfect setting for al fresco dining and entertaining, while established planting adds colour and interest throughout the seasons. A rear gate provides direct access to a pedestrian walkway, offering a particularly convenient route for bicycles and easy access to the surrounding area. The integrated garage, together with driveway parking for up to three vehicles, is a rare and valuable feature for a property so close to Exeter's city centre.

LOCATION

Old Mill Close enjoys an enviable location within easy walking distance of Exeter's vibrant city centre and the ever-popular Quayside, renowned for its independent cafés, restaurants, riverside walks and leisure facilities. Excellent transport connections, highly regarded schools and straightforward access to the M5 and mainline railway stations make this an exceptional location for both families and professionals alike. Offering generous accommodation, versatile living space and an outstanding location, this is a wonderful opportunity to acquire a substantial home in one of Exeter's most sought after residential settings.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at the time of marketing: -

Tenure: Freehold

Council Tax Band: F

Council: Exeter City Council

Parking: Garage and Driveway

Garden: Rear Garden and Balcony

Electricity: Mains

Heating: Mains Gas Boiler

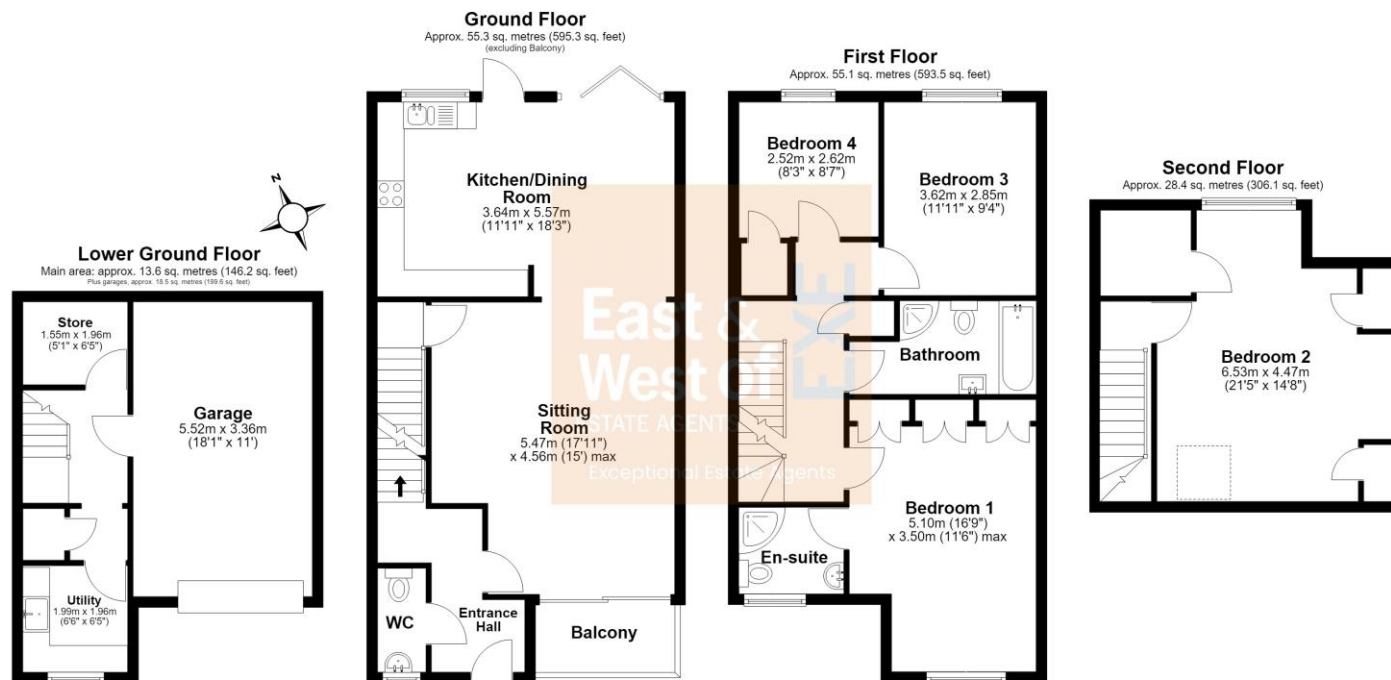
Water supply: Mains

Sewerage: Public

Broadband: Currently up to 900mbps and up to 1.6gb available.

Mobile Signal: Several networks currently showing as available at the property including Vodafone and EE





Main area: Approx. 152.5 sq. metres (1641.1 sq. feet)
Plus garages, approx. 18.5 sq. metres (199.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	81 B

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