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27 Florida Drive, Exeter, Devon, EX4 5EX



SOUTHGATE
ESTATES

£500,000

Guide Price





27 Florida Drive, Exeter, Devon, EX4 5EX

Nestled in the highly sought-after Pennsylvania area of Exeter—close to the University of Exeter and well-regarded primary / infant schools—this substantial five-bedroom detached house offered with no onward chain presents a rare opportunity to acquire a spacious family home at an incredibly competitive price. With light-filled interiors, versatile living spaces, three established gardens, and a large outbuilding, this property offers the perfect blend of comfort, style, and location.

Homes of this size, condition, and location rarely become available at this price point. Early viewing is strongly advised to avoid disappointment.

Ground Floor: The front door opens into an entrance porch leading to a galleried landing. From here, you'll find access to the spacious L-shaped lounge/diner, the kitchen, a guest suite with en suite bathroom, and a separate cloakroom. The lounge/diner benefits from far-reaching views to the rear and an additional window to the front, creating a bright and airy living space.





Lower Floor: Stairs descend to the lower hallway, which leads to four further bedrooms—two generous doubles and two well-sized rooms—alongside the main bathroom, lobby, and utility room. The master en suite bedroom opens directly onto a charming patio area and morning sunshine, all beautifully framed by mature wisteria and honeysuckle. A further door leads to the lobby and utility room, which provides access to the lower front garden and a secluded gravel patio. This private west-facing space captures the evening sun, making it ideal for outdoor relaxation.

Exterior: The property's gardens wrap around three sides, offering a variety of outdoor spaces. To the front, there is parking for up to four vehicles and a small wooded area that provides privacy and attracts birds and wildlife. The side garden leads to the landscaped rear garden, where you'll find a large, versatile outbuilding. Mature trees—including a blossoming cherry, a Ginkgo, and a palm—add charm and character, while established climbers provide natural shade over the patios.

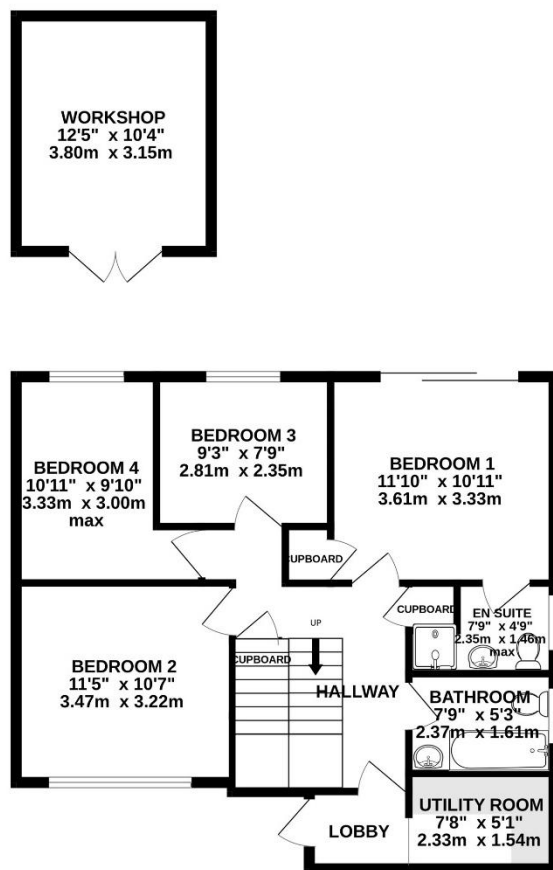
Location: Occupying an elevated position, this thoughtfully designed home enjoys far-reaching views from both the front and rear living areas, with glimpses of the Exe Estuary in the distance. Located in the prestigious Pennsylvania area, the property offers easy access to local amenities, excellent schools, and transport links into the city and beyond.

Property Information: Tenure: Freehold. Council tax band: D.

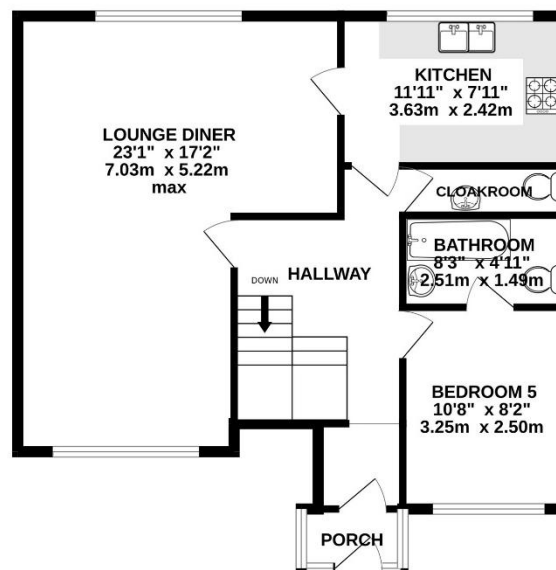
- *Five Bedrooms*
- *Garden to Rear*
- *Spacious Accommodation*
- *Off-Road Parking*
- *Pleasant Outlook to Rear*
- *Highly-Desirable Location*



LOWER GROUND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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