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*28 Elmside, Exeter, Devon, EX4 6LW*



SOUTHGATE  
— ESTATES —

Offers in excess of

£450,000









## *28 Elmside*

A well-presented four bedroom family home located just a short distance from Exeter's vibrant city centre. The beautifully-styled internal accommodation briefly comprises an entrance vestibule and hallway, a bay-fronted living room, a separate dining room, kitchen, a utility room and a cloakroom on the ground floor. Upstairs, across two floors, are the four double bedrooms and the modern shower room. The property also benefits from an enclosed garden to the rear.

The property is ideally placed to benefit from many nearby amenities, including GP surgeries, convenience stores, coffee shops and pubs, and a number of parks and green spaces. Exeter's city centre is also just a short distance away, with many high street shops including John Lewis. In addition, there are good public transport services, with St James Park Railway Station approximately 0.2 miles away, and various bus routes in and out of the city.



*Ground Floor* The front door opens to the attractive entrance vestibule and hallway which features engineered oak flooring, extending throughout the ground floor. Access is provided to the main downstairs rooms, along with stairs rising to the first floor. The living room is a spacious reception room complemented by a large bay window to the front aspect, along with a feature wood-burning stove, a real focal point of the room. A door opens from the hallway to the separate dining room which is a further good-sized reception room, also enjoying a wood-burning stove, with a window facing the rear aspect. The stylish kitchen contains a range of shaker style base units with solid oak worktops, a tiled splashback and a 1.5 bowl ceramic sink and drainer unit with a mixer tap over. There is also a mains gas AGA, and spaces for a dishwasher and a tall fridge freezer. Windows face the rear and side aspects allowing ample light into the room. A door opens to the utility room which provides further wall and base units incorporating solid oak worktops, a tiled splashback, space for a washing machine and a door leading out to the garden with a window to the rear. Lastly, there is also a convenient downstairs cloakroom.



*First Floor* The first floor accommodates two of the bedrooms and the shower room, along with stairs rising to the second floor. The master bedroom is a well-proportioned double room with the advantage of two windows facing the front aspect with a pleasant outlook. Bedroom two is a further spacious double featuring a window to the rear aspect. The modern shower room comprises a large walk-in shower cubicle, a close-coupled WC, and a wash basin with a mixer tap over and a vanity unit below. There is also a built-in cupboard and a window to the rear aspect.

*Second Floor* The second floor landing offers a window with far-reaching views to the rear aspect, along with access to the two remaining bedrooms. The larger of the two is a substantial double room enjoying a window to the front aspect with a lovely outlook. The fourth bedroom is currently used as an office but is another double bedroom, also with a window benefitting from views to the rear.

*Garden* A door leads out to the delightful walled rear garden which has the advantage of an area of decking, offering the perfect spot for outdoor seating or dining to enjoy the south-easterly aspect. The remainder of the garden is mostly laid to lawn with various mature shrubs to the border. A garden shed is situated to the rear.

*Parking* The property has the option of purchasing 2 parking permits via Exeter City Council.

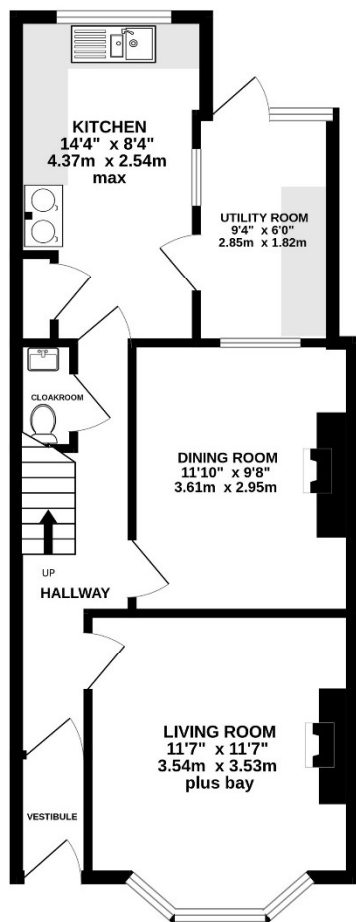
*Property Information* Tenure: Freehold. Council tax band: C.



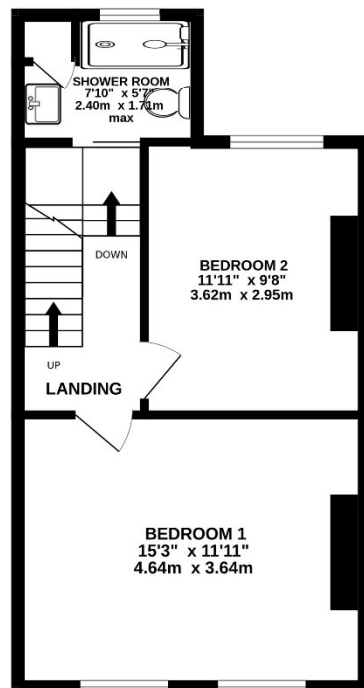
- *4 Double Bedrooms*
- *Terraced House*
- *Beautifully-Presented*
- *South-Easterly Facing Garden*
- *Attractive Outlook*
- *Character Features*



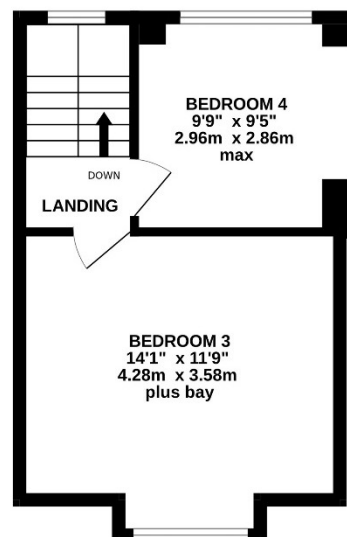
GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR  
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

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		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	27 F	
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



**SOUTHGATE**  
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk