



28 Elmside Exeter, EX4 6LW

Nestled in the charming area of Elmside, Exeter, this well-presented mid-terrace house offers a delightful family home with spacious accommodation spread over three storeys. Boasting two reception rooms and four generously sized double bedrooms, this impressive property is perfect for those seeking space and convenience. The first floor features a modernised shower room, while the ground floor includes a well presented kitchen with mains gas AGA and a convenient cloakroom/WC.

The property has been refurbished throughout, ensuring a fresh and inviting ambience. The established south-facing garden provides a lovely outdoor space for relaxation and family gatherings.

There is also exciting potential for further development. The ground floor accommodation could be expanded by extending the kitchen into the side lean-to or extended further into the garden, and the top floor could be transformed into an impressive master bedroom complete with an en-suite bath or shower room. Alternatively, an additional rear extension could be built on top of the kitchen, with precedent set by neighbouring properties, to create a fifth bedroom or a truly impressive main bathroom.

Situated in a sought after residential area, this home is conveniently located within walking distance of Exeter city centre, the hospitals, and Exeter University. St Luke's Campus is just a short stroll away, while the

Guide Price £465,000

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- NO CHAIN
- Lean to Conservatory
- Shower Room (1st floor)
- Residents' On Street Parking for 2 Vehicles plus Visitors Parking Available
- Entrance Hall, 2 Reception Rooms
- Cloakroom WC
- Fine Elevated Views from 1st & 2nd Floors
- Kitchen/Breakfast Room
- 4 Double Bedrooms
- Walled Garden with Southerly Aspect

Entrance Hall

Landing

Lounge

Bedroom 1

14'9" into bay x 11'8" (4.50m into bay x 15'2" x 11'11" (4.64m x 3.65m)
3.56m)

Bedroom 2

Dining Room

11'10" x 9'8" (3.63m x 2.96m)

Cloakroom WC

Landing

Kitchen/Breakfast Room

Bedroom 3

14'5" x 7'10" (4.41m x 2.41m)

14'0" x 11'9" (4.28m x 3.59m)

Lean to Conservatory

Bedroom 4

9'5" x 6'0" (2.88m x 1.85m)

9'8" x 9'4" (2.96m x 2.86m)

Half Landing

Garden

Shower Room

Parking

7'11" x 5'9" (2.43m x 1.76m)



Directions

Travelling from Paris Street roundabout take the exit east bound onto Western Way as if you were heading towards Pinhoe. As you arrive at the Sidwell Street roundabout, take the third exit onto Blackboy Road and continue forward until you reach a set of traffic lights with Mount Pleasant Road and Polsloe Road. Turn left onto Mount Pleasant Road and continue over the brow of the hill. Take the first left for Elmside and No.28 will be found on the left. Council Tax Band: c



Floor Plan



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
85	
15	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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