



52 Sylvan Road
Exeter

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented family home with far-reaching views, in a highly sought-after Exeter residential location

A generous five-bedroom Edwardian house with well-maintained south-facing gardens, offering over 3,200 sq ft of tasteful accommodation which sensitively combines modern quality fixtures and fittings with a wealth of period features. The property sits in an elevated position in the desirable Pennsylvania area to the north of the city, within easy reach of local amenities and the city's mainline stations.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



EDGE OF CITY



3,229 SQ FT



**GUIDE PRICE
£1,195,000**



The property

52 Sylvan Road is a charming period family home offering 3,229 sq ft of light-filled, flexible accommodation arranged over three floors. The property enjoys striking views over the city and towards the Exe Estuary, maximising its elevated position. Configured for both practical living and entertaining, the current owners have sensitively upgraded and extended the property to incorporate modern amenities such as underfloor heating throughout, together with quality fixtures and fittings. It comprises contemporary, elegant décor while retaining many of its character details, including high ceilings, fine cornicing and original fireplaces.

The ground floor accommodation flows from a welcoming gable end wooden-floored reception hall with useful storage and stairs rising to the first floor. It includes front aspect reception and sitting rooms, both with large bay windows and the latter with wooden flooring and a feature fireplace. To the rear is an open plan suite of rooms comprising the kitchen, dining room, and sunroom. The wooden-floored

kitchen has a range of contemporary high-gloss wall and base units, a large central island with breakfast bar, complementary worktops and splashbacks, modern integrated appliances, French doors to the terrace and an inter-connecting fitted utility room with en suite cloakroom and terrace access. A step from the kitchen leads down to an impressive sunroom with tiled flooring and a stone-effect wall with inset woodburner. Bi-fold doors lead to the terrace, allowing floods of natural light throughout.

The first floor features a generous landing leading to three double bedrooms, all with large bay windows overlooking the city. One bedroom includes a fireplace, fitted dressing room and en suite shower room. A stylish family bathroom with freestanding bath and separate level access shower completes this floor. On the second floor, the 29ft L-shaped principal bedroom - currently arranged as a snug/music room - offers versatile living, alongside a further double bedroom and spacious family bathroom. All second floor rooms benefit from skylights and elevated views across the city and surrounding landscape.



Outside

The property is approached from either a front gate or over a side driveway providing private parking and giving access to the detached double garage. The property also benefits from three residents' parking permits. The beautiful, well-maintained garden to the side and rear is laid mainly to gently-sloping lawn bordered by well-stocked flower and shrub beds. It features a paved seating area, an adjacent covered decked dining area and a generous wraparound paved terrace, accessible from the kitchen, utility and sunroom. The whole is ideal for entertaining and alfresco dining.

Location

The sought-after Pennsylvania area sits on high ground to the north of Exeter. This quiet and convenient location provides a semi-rural feel, readily accessible to Exeter city centre with its superb amenities, yet also within easy reach of the countryside surrounding Exeter, including the green and leafy Duryard Valley Park. Also within the area is the popular Hilltop Riding School. Pennsylvania has a thriving community hosting frequent local events, together with its local shops and cafés.

Exeter is the most vibrant city in the Southwest and offers a wide choice of leisure and cultural activities with a variety of sporting clubs, a golf course, theatre, museum, arts centre, good high street and independent shops, restaurants, bars, cafés and cinemas. The city offers an excellent choice of state and independent schooling, including the renowned Exeter School, Exeter Cathedral School and The Maynard. Exeter University is recognised as one of the best in the country and is a short commute from the property.

The idyllic Dartmoor National Park with its rural pursuits and the striking East Devon coast are close by, both within around 10 miles of Exeter. The M5 motorway provides links to Bristol and London to the North and the A38 south to Plymouth or the A30 to Cornwall. There are regular rail services to London Paddington from Exeter taking just over two hours. Exeter Airport provides an ever-increasing number of domestic and international flights.



Nearby Stations

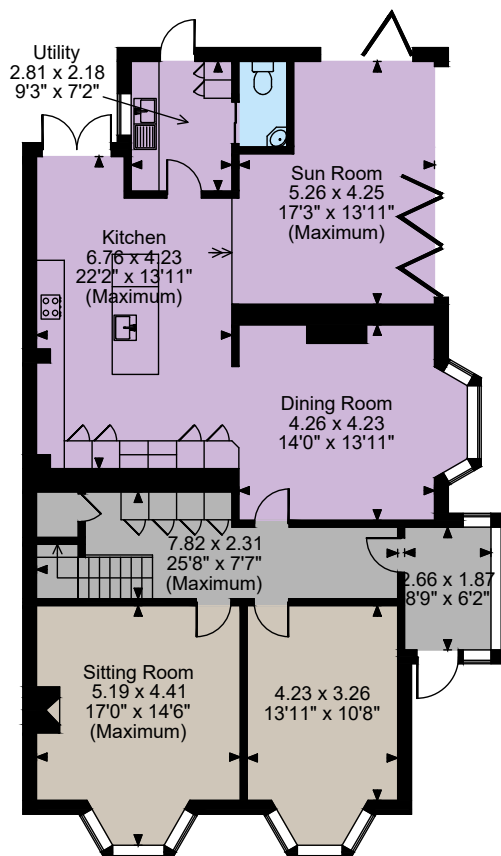
- Exeter Central 1.4 miles
- Exeter St. David's 1.7 miles

Key Locations

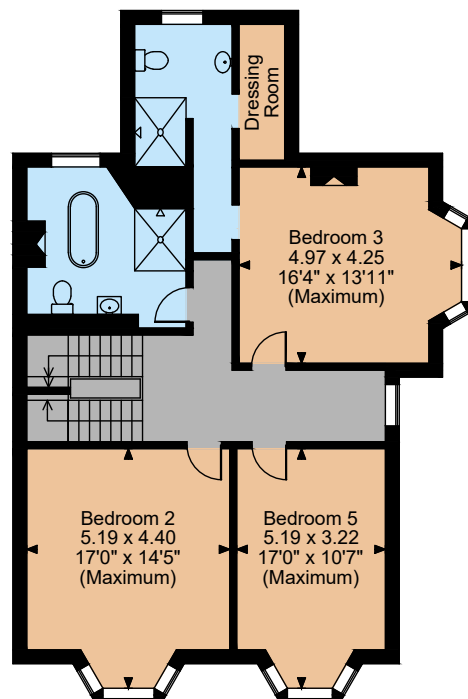
- Exeter Quayside
- Exeter University
- Jurassic Coastline
- East Devon National Landscape
- Dartmoor & Exmoor National Parks

Nearby Schools

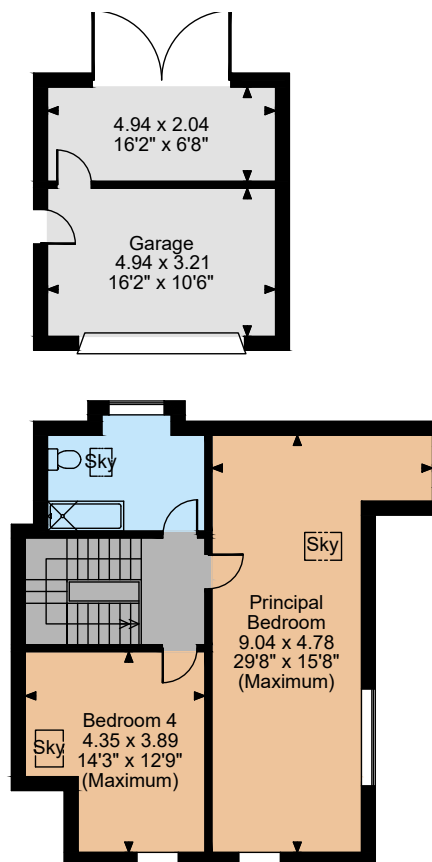
- St Leonard's CofE Primary School
- The Maynard School
- Exeter Cathedral School
- Exeter School
- St Wilfrid's School
- St Peter's CofE Secondary School
- Avanti Hall School
- Exeter College



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 3,229 sq ft (300 sq m)

Garage internal area 287 sq ft (27 sq m)

Total internal area 3,516 sq ft (327 sq m)

For identification purposes only.

Directions

EX4 6EY

what3words: ///active.start.human

General

Local Authority: Exeter City Council

Services: Mains electricity, water and drainage.

Gas-fired underfloor heating.

Council Tax: Band F

EPC Rating: C

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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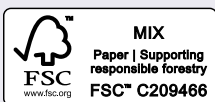
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