



## Old Mill Close, Exeter, EX2 4DD

£650,000

Nestled in a sought-after residential area, Old Mill Close offers a perfect blend of modern convenience and serene living. This beautiful family home is beautifully positioned in a quiet cul-de-sac, ensuring privacy and a peaceful atmosphere while remaining within easy reach of Exeter's vibrant city centre.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk





## Description

A stunning townhouse situated in the popular residential area of St Leonards. The accommodation comprises; entrance hall, cloakroom, open plan living room and kitchen with French doors leading to the garden. Utility room, 4/5 bedrooms, one en-suite shower room and a family bathroom. Garage and off-road parking. Gas-fired central heating and double glazed throughout.

## Accommodation

Steps leading up to a modern entrance door.

**Entrance Hall** - A light entrance with wood effect parquet flooring throughout the ground floor. Opaque glazed screen looking to the sitting room. Large cupboard with hanging space and shelves. Stairs rising to the first floor, and a radiator.

**Cloakroom** - Low level WC, pedestal wash hand basin, obscured glazed window. Wood effect parquet flooring, with a radiator.

**Spacious Living Areas:** This property boasts an impressive layout with a generous living room that captures an abundance of natural light. The balcony has been converted to create a wonderful seating area with large Juliet balcony doors. The open-plan design seamlessly connects the living area to a modern, fully equipped kitchen/dining room, making it ideal for both everyday living and entertainment.

**Modern Kitchen:** The kitchen has been thoughtfully designed, featuring high-quality fixtures and fittings. Central island with a large amount of storage, large induction hob. Integrated dishwasher, fridge, oven with steam function, microwave oven/grill, hot tap. Feature splash back and lighting. Space for a dining table. Two sets of double doors leading to the tiered garden. Stunning Amos lighting. Perfect space for both family meals and gourmet cooking.

Stairs up....

**Bedroom One** - Double room with feature arched window. Extensive fitted wardrobes with mirrored doors, large window to front aspect with wonderful views and a radiator.

**En Suite** - Suite comprising; wash hand basin in vanity unit, mixer shower, low level WC. Splashback and tiled flooring. Obscured window looking to the front of the property, heated towel rail.

**Bathroom** - A stunning shower room with large walk-in shower, rainfall shower head with separate shower attachment, glass screen, low level WC and wash hand basin. Illuminated mirror and a heated towel rail.

**Bedroom Two** - Window looking to the rear of the property over the garden, fitted wardrobes, carpet, radiator.

**Bedroom Three** - Another double bedroom with built in wardrobe, views over the garden, radiator.

**Stairs** - Carpet, skylight window over the stairwell, doors leading off. Cupboard with a newly installed boiler.

**Bedroom 4** - Double room with fitted wardrobes. Window overlooking the rear garden, radiator.

**Bedroom 5/Study** - Single room, a skylight window with wonderful views, radiator.

**Stairs Down** - Doors leading off to....

**Utility Room** - Matching units, washing machine, condensing dryer and freezer. A window looking to the front of the property.

**Hallway:** Large cupboard with shelving, radiator.

**Study/Games Room** - A great study area, wired broadband, with a door giving direct access to garage.

**Garage**- Electric roller door, extensive power sockets and lighting, with built in shelves.

**Off-Road Parking and Garage:** Driveway and an integrated garage.

**Outside: Beautiful Garden:** Step outside to discover a beautifully maintained, private rear tiered garden. This outdoor space is perfect for alfresco dining and relaxing with mature trees and shrubs. Rear gate for access onto the service lane.





## At a glance.....

Immaculate Four/Five Bedroom Home  
Spacious House with Stunning Interior Design  
Top of Range Kitchen  
Bedroom One with En-Suite  
Private garden  
Garage & Driveway Parking  
Fantastic Location  
Close to the River & Exeter Quay  
Short Walk to the RD&E Hospital & the River  
Viewing is Highly Recommended

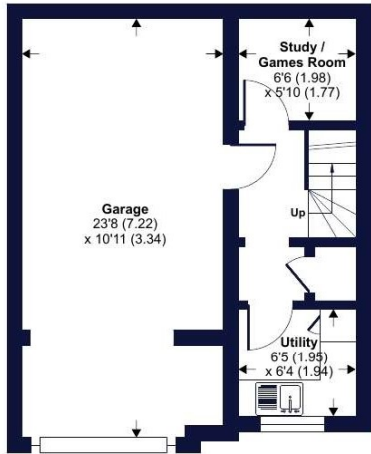
## PROPERTY INFORMATION:

Freehold  
Council Tax Band:  
Mains Electric, Gas, Water and Drainage  
Broadband: Ultrafast Full Fibre Broadband Within  
This Postcode, (checked on Openreach)  
Mobile Signal: Good coverage.

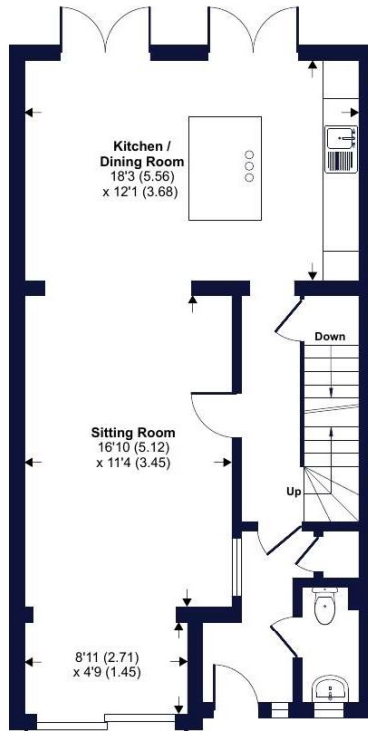


# Old Mill Close, EX2

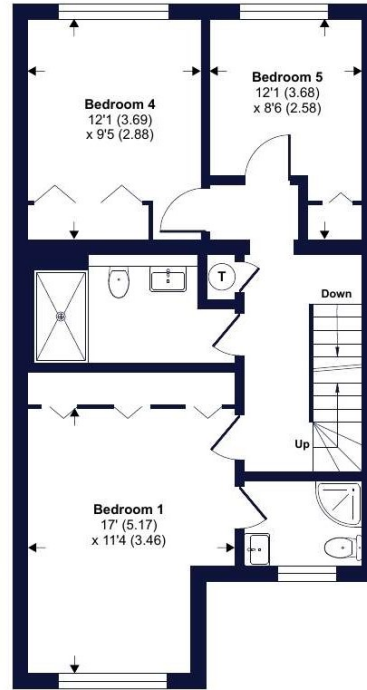
Approximate Area = 1683 sq ft / 156.4 sq m  
 Limited Use Area(s) = 55 sq ft / 5.1 sq m  
 Garage = 250 sq ft / 23.2 sq m  
 Total = 1988 sq ft / 184.7 sq m  
 For identification only - Not to scale



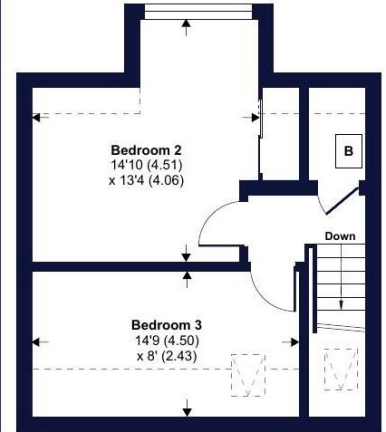
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



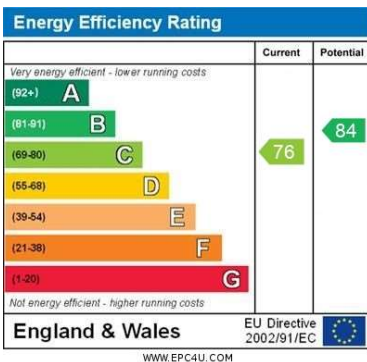
SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1210339

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