



**Robert
Williams**

SALES | LETTINGS | AUCTIONS

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Confidential Register



CITY CENTRE

EXETER, EX4 4LL



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“A substantial Georgian home on one of the City's most sought after roads, near the centre and overlooking a pretty park.”



Exeter Centre

EXETER, EX4 4LL

Confidential Register Address on Registration

A substantial six bedroom Grade Two listed family home in one of Exeter's most sought after residential locations, with ample parking, further potential and all close to the centre itself.

This substantial Grade Two listed family home is in a prime and enviable location in central Exeter, close to Bury Meadow Park, in one of the city's most sought after residential roads. Now requiring updating and further enhancing.

A classic Georgian property, with high ceilings and large windows, it is arranged over three floors with well-proportioned accommodation throughout. The ground floor has a welcoming entrance vestibule leading into a wide entrance hall with cloak room, from which flows a formal drawing room, family room and dining room. An eat-in kitchen, overlooking the garden, has a utility room and walk in pantry.

There are three bedrooms on the first floor with a family bathroom and there are three further bedrooms on the top floor together with a further room which might be converted to a second bathroom, subject to any necessary consents.

Outside there is a very pretty level rear garden and a parking for a number of vehicles together with a detached double garage.

Close to a wide range of amenities including The University of Exeter and situated a short walk from John Lewis, the Princesshay Shopping Centre with its superb selection of restaurants and shops.

There is a wide choice of independent and state sector local schools in the area, including Exeter School, Maynard's and the Cathedral School, whilst Blundell's School in Tiverton offers a daily bus service from Exeter.





The nearby Exeter University grounds also offer an array of sporting leisure facilities including the University Sports Park with a large state of the art gym, indoor tennis courts, fitness classes and an outdoor swimming pool. Northcott Theatre is also on the campus. Exeter Squash Club and Cricket Club are a 10 minutes' walk from the house. Further gym, spa and swimming facilities can be found at the nearby award-winning St Sidwell's Point leisure centre.

The M5 motorway network, providing links to London and The Midlands is to the east of the city, as is Exeter International Airport. Exeter has two railway stations, with Exeter St David's offering regular services to Paddington and Exeter Central to Waterloo. Exeter Central and Exeter St David's railway stations are just a few minutes' walk from the property.

South Devon is a outdoor enthusiasts dream with extensive coastal recreational facilities and all along the River Exe, including fishing, cycling, walking, kayaking, rowing and paddle boarding.

Dartmoor National Park is within half an hour's drive with varied hiking trails for all ability levels and cosy pubs, serving the best of local produce. There are very pretty beaches at Budleigh Salterton, Branscombe and Beer within a short drive and the whole coast is well served by local rail services. There is also a David Lloyd Club at Sandy Park, home to the Exeter Chiefs. The Exeter Golf & Country Club has an 18-hole golf course and there are many first-class golf courses within easy reach of the city, including Woodbury Park, Dawlish Warren and the Teign Valley Golf Club.



6		bedrooms	1		bathrooms
3		receptions	6		car spaces

Local Authority: Exeter City Council

Council Tax Band: F

Tenure: Freehold

Heating: Partial Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: Exempt





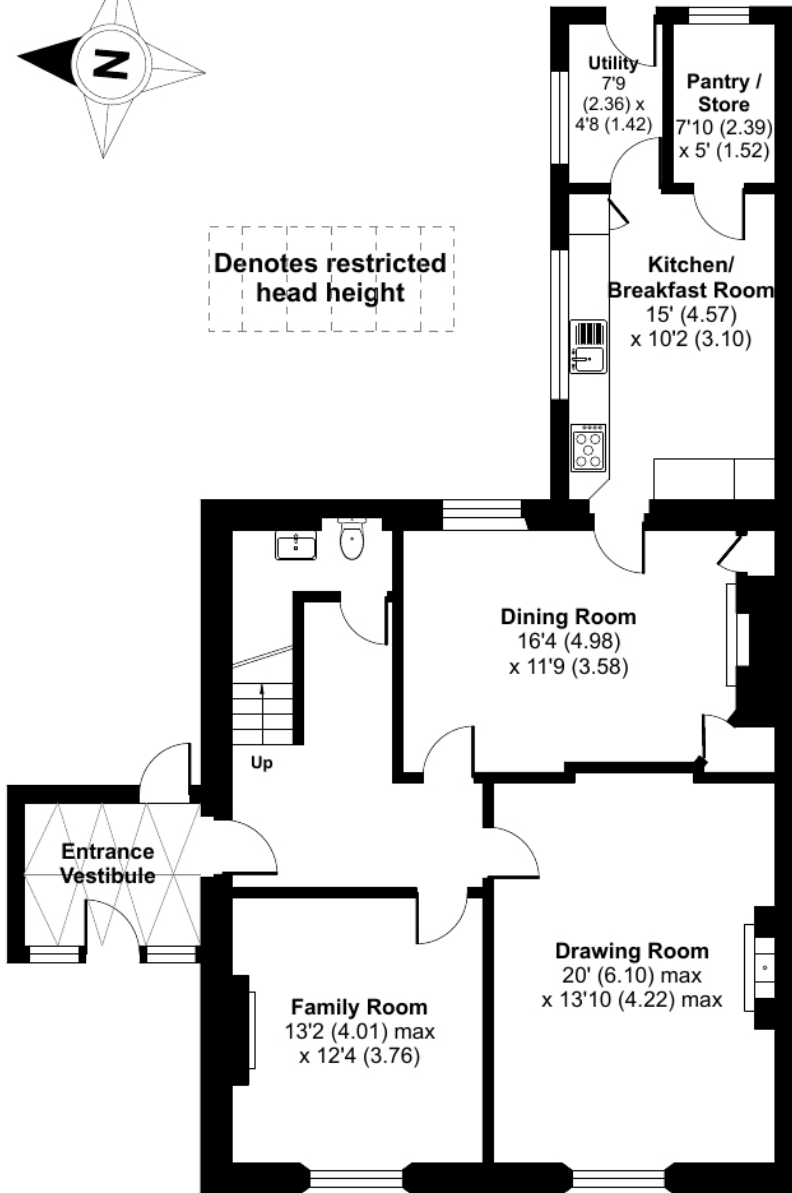
Exeter, EX4

Approximate Area = 2552 sq ft / 237 sq m
 Limited Use Area(s) = 134 sq ft / 12.4 sq m
 Garage = 286 sq ft / 26.5 sq m
 Total = 2972 sq ft / 275.9 sq m

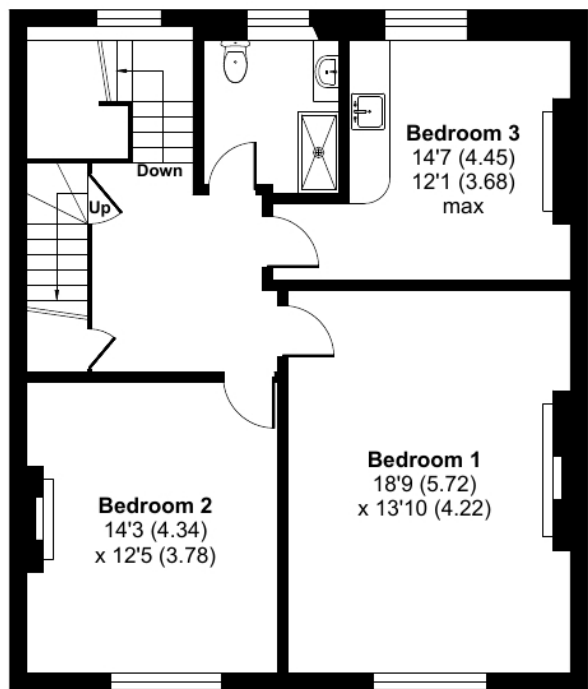
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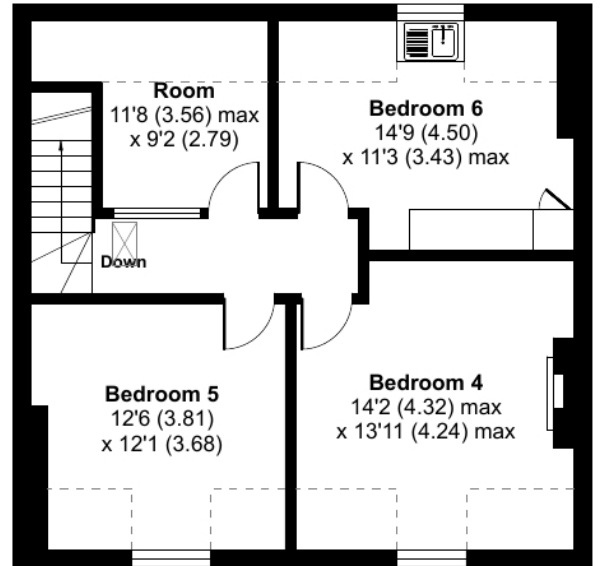
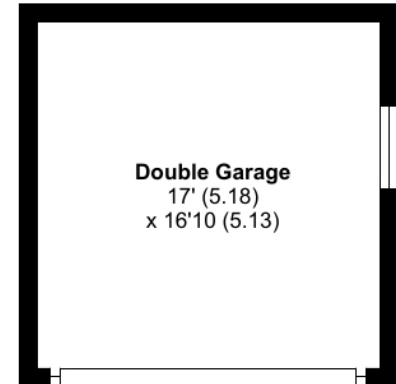
Denotes restricted head height



GROUND FLOOR



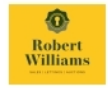
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2023. Produced for Robert Williams Ltd. REF: 1047891





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.