

23 Howell Road, Exeter, EX4 4LR



An exciting opportunity to purchase a three bedroom, detached house in a popular residential location within a short walk of Exeter City Centre. The property has been tastefully upgraded and modernised by the current owners, offering a move-in ready home. Accommodation comprises of Entrance Hall, Lounge, recently refitted modern Kitchen, modern Cloakroom, three first floor Bedrooms and Bathroom. The property benefits from a private, enclosed rear garden, detached Garage and additional off-road parking space.

Offers in the Region of £355,000 Freehold DCX02994

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via a part stained glass front door, doors to the kitchen, lounge, cloakroom, stairs to the first floor landing, radiator.

Kitchen 8' 10" x 8' 8" (2.680m x 2.647m)

Front aspect uPVC double glazed window, fully refitted in 2024 with a high-quality Magnet kitchen featuring a range of eye and base level units, stainless steel sink with a mixer tap, wood effect work surfaces, integrated neff oven and induction hob with an extractor fan above. Integrated fridge and freezer, plumbing for a washing machine, integrated neff dishwasher. Wall mounted Worcester combi boiler (recently serviced in December 2025) with smart thermostat and a radiator.



Lounge 14' 9" x 16' 1" (4.492m x 4.904m)

Rear aspect uPVC double glazed window with a view over the rear garden, uPVC double glazed french doors leading to the patio and rear garden. Television point, under stairs storage cupboard, coved ceiling, seating area and two radiators.



Cloakroom

Side aspect uPVC frosted double glazed window, Low Level WC, wash hand basin with a mixer tap and storage below. Heated towel rail.

First Floor Landing

Side aspect uPVC double glazed window, doors to bedroom one, bedroom two, bedroom three, bathroom and access to the loft void above.

Bedroom One 12' 0" x 9' 0" (3.650m x 2.744m)

Rear aspect uPVC double glazed window, built in double wardrobe with hanging space and shelving.



Bedroom Two 9' 9" x 9' 0" (2.984m x 2.736m)

Front aspect uPVC double glazed window and a radiator.



Bedroom Three 8' 0" x 6' 10" (2.437m x 2.073m)

Rear aspect uPVC double glazed window and a radiator.



Family Bathroom

Front aspect frosted uPVC double glazed window, three piece white suite with a panel enclosed bath and a hand held shower above, low level WC, wash hand basin, part tiled walls and large airing cupboard with shelving. Extractor fan and a radiator.



Rear Garden

Private enclosed rear garden mainly laid to lawn with shrub borders, covered paved seating area. Door to the garage. Gated side access.



Garage

Detached garage fitted with an electric roller door, offering secure storage or parking, with direct access to the rear garden. The garage further benefits from useful roof storage.

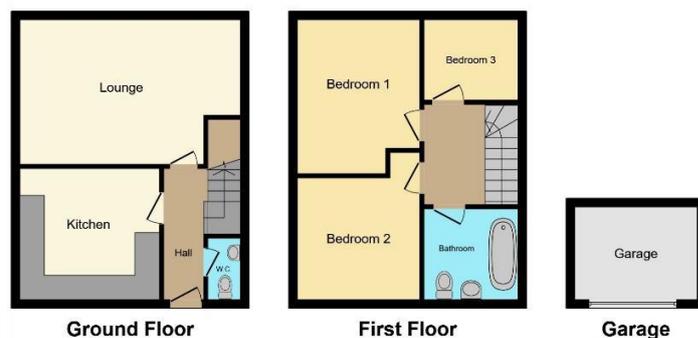


Parking

One allocated off-road parking space to the front of the property. Resident/visitor permits also available for on-road parking.

Front garden

Mature trees and shrubs, pedestrian access to the front door.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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Energy performance certificate (EPC)

23 Howell Road EXETER EX4 4LR	Energy rating	Valid until:	24 May 2033
	C	Certificate number:	 2024-3027-7205-6797-0200

Property type

Detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)