




WHITTON & LAING

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Velwell Road
Exeter
EX4 4LD





Worth viewing because...

This is a superb, totally refurbished family home in a highly regarded location - This spacious semi-detached home still with many splendid early 20th century features stands on a large level plot and is situated in Velwell Road, a highly desirable location widely regarded as one of Exeter's finest addresses close to the city centre and university. This spacious three storey town 4/5 bedroom house has beautifully presented accommodation, includes a separate adjoining studio apartment, a lovely, large, landscaped walled rear garden, a garage and lovely outlooks both to front and rear. This is a very rare opportunity indeed and early viewing is strongly advised.

In brief...

- A WONDERFUL 5 BEDROOM SEMI-DETACHED EDWARDIAN TOWN HOUSE
- WITH SEPARATE GROUND FLOOR STUDIO FLAT ANNEXE
- TOTALLY AND BEAUTIFULLY REFURBISHED THROUGHOUT
- INCLUDES A LOVELY LANDSCAPED LEVEL GOOD SIZED WALLED REAR GARDEN
- PERIOD ENTRANCE PORCH AND GENEROUS RECEPTION HALLWAY & W.C.
- LARGE SITTING ROOM, DINING/FAMILY ROOM, KITCHEN/BREAKFAST ROOM, UTILITY & LAUNDRY ROOM
- 3 FIRST FLOOR BEDROOMS PLUS LARGE FAMILY SHOWER ROOM
- 2 FURTHER SPACIOUS SECOND FLOOR BEDROOMS AND SHOWER ROOM
- DETACHED GARAGE & PARKING - GAS CENTRAL HEATING
- FREEHOLD - REF: DWE07587 - COUNCIL TAX BAND - G - EPC = D

In more detail....

Enjoying lovely outlooks both from the front and the rear, this is a lovely, late Edwardian semi detached town house which comes to the market having been the subject of a full restoration program over the last 4 years and not occupied since completion. The extensive restoration has been cleverly and carefully undertaken so as to retain much of the character features in the house including the fine balustraded staircase, picture rails, architraves and skirtings etc but at the same time incorporates new fixtures, fittings and finish throughout. A lovely entrance porch with tiled floor gives access to the annexe flat as well as the large welcoming reception hall with its fabulous solid oak floor which is at the heart of the ground floor, and leads to separate w.c, the large sitting room at the front which is an elegant room with it's wide bay window. At the rear there is a fabulous and capacious family room also with a fine oak boarded floor and windows overlooking the rear garden, a former fireplace with cupboards either side. From here an arched door leads to a huge kitchen/dining room which is beautifully fitted with extensive work surfacing, base and wall cupboards, built in appliances and door leading out to the rear terrace and garden. A separate door leads from the family room to a well fitted utility room, also with extensive work surfacing and cupboards including the water tank cupboard. From here another door leads to the laundry room. On the first floor there is a lovely landing two large bedrooms, a small bedroom/office plus a fabulous shower room. A door from the mezzanine leads out to a very private roof garden. On the top floor there are two more large bedrooms and another vast, beautifully fitted shower room. The annexe flat is also superbly fitted and includes a large sitting room/bedroom and well fitted kitchen and a superb spacious shower room. Outside there is a very good sized level garden at the rear which has a lawn and is well stocked with a variety of shrubs and bushes etc. A gated private service lane at the side (not for general public use) gives access to a track running at the rear of the gardens to the houses in Velwell road and provides access to the detached garage with electric door and at the side a driveway parking area.



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The location...

Velwell Road is a conservation area and during the process of its designation the houses in Velwell Road along with those in Thornton Hill and West Avenue are described as being excellent examples of the revolution in house design arising from the Arts & Craft and Garden City movements that created the vernacular suburb.

This style and quality of building is not common in Exeter and the buildings have important group value in that they are specific to very few localised areas. They reflect the architectural thinking of the period and the social history of Exeter. (It is understood that a copy of the appraisal of Velwell Road used for its consideration as a conservation area designation and which includes some interesting historic notes, is available from the main city library.)

Velwell Road is extremely accessible not only to the city centre but also the university campus which is very close at hand and it is also within walking distance of both Central and St Davids railway stations. It is furthermore worth noting that in recent years Velwell Road achieved success in Best Street in Britain for Community Spirit and Friendliness.

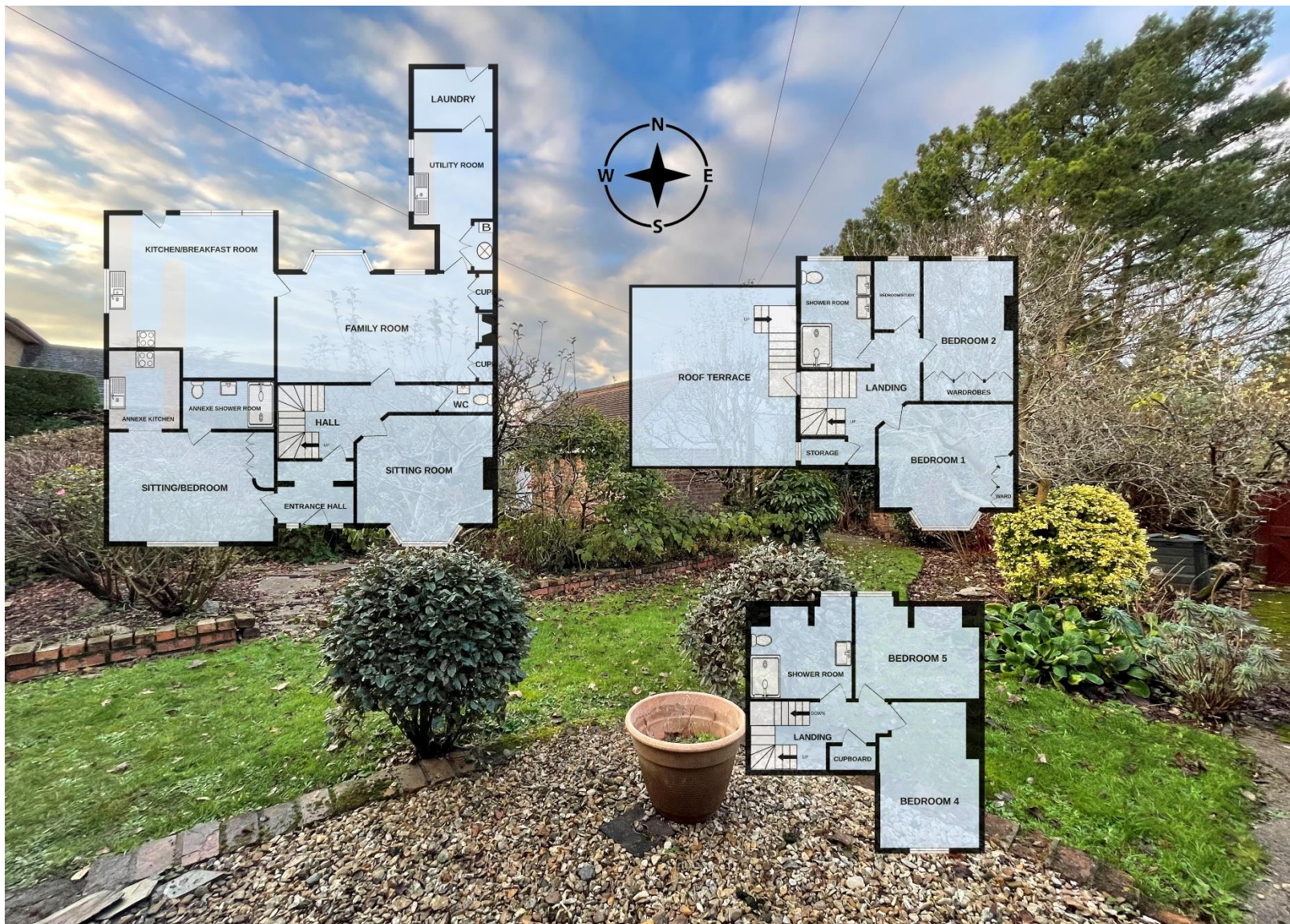
The owners of this property and many of the owners of the properties in Velwell Road, own and have exclusive use of the tennis court and green which is across the road. This is a wonderful facility for local owners and secures the area as open space for years to come.

Overall this is a truly fantastic opportunity and the property comes to the market wholeheartedly recommended by the sole agents.

Directions:

From Exeter High Street proceed along Queen Street until reaching the Clock Tower whereupon continue straight across into Elm Grove Road. At the T junction turn left into Howell Road and then follow the road and you will see into Velwell Road. Follow this road along and turn left into the continuation of Velwell Road and the property to be sold will be found at the end on the left hand side.





Room sizes

Entrance Porch:

Reception hall:

Sitting Room:

14' 3" into bay x 14' 0" (4.34m x 4.26m)

W.C.:

Family / Dining Room:

22' 0" x 14' 2" into bay (6.70m x 4.31m)

Kitchen/Breakfast Room:

18' 6" x 18' 2" (5.63m x 5.53m)

Utility room:

15' 4" x 9' 0" (4.67m x 2.74m)

Landry area:

9' 0" x 6' 6" (2.74m x 1.98m)

Half Landing:

Bedroom 1:

14' 6" x 12' 8" (4.42m x 3.86m)

Bedroom 2:

13' 9" x 10' 0" (4.19m x 3.05m)

Bedroom 3 / Office:

8' 2" x 4' 10" (2.49m x 1.47m)

Shower Room:

Mezzanine:

Roof terrace:

Second Floor Landing;

Bedroom 4;

16' 0" x 10' 7" (4.87m x 3.22m)

Bedroom 5:

12' 10" x 11' 1" (3.91m x 3.38m)

Shower Room:

The Annexe Flat:

Sitting room/Bedroom:

18' 6" x 12' 9" (5.63m x 3.88m)

Kitchen:

9' 0" x 8' 0" (2.74m x 2.44m)

Shower room:

10' 0" x 5' 6" (3.05m x 1.68m)

Gardens:

Garage & parking

15' 3" x 10' 0" (4.64m x 3.05m)



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