



Knowhow. It comes from experience.



Howell Road  
Exeter  
EX4 4LG

Guide Price  
£775,000 - £800,000

### In brief...

- GRADE II LISTED TOWNHOUSE WITH POTENTIAL TO CREATE A WONDERFUL FAMILY HOME (Subject to planning)
- CURRENTLY ARRANGED AS 3 APARTMENTS INDIVIDUALLY LET
- WONDERFUL CHARACTER FEATURES
- HIGH CEILINGS AND SASH WINDOWS
- GARAGING AND OFF ROAD PARKING WITH PRIVATE DRIVEWAY
- GARDENS TO FRONT AND REAR
- QUIET CENTRAL CITY LOCATION
- REF: DWE07728
- EPC FLAT 1 -D, FLAT 2 – C, FLAT 3 -E

Worth viewing because...

A unique opportunity to purchase a Grade II Listed townhouse with potential for reconfiguration and renovation (subject to the necessary planning consent) to create a superb family home in a sought after central location. The property is currently arranged as 3 flats generating rental income. There is a row of 4 garages and off road parking to the rear with gardens to front and rear.



Knowhow...with period city homes



In more detail....

This property offers a superb opportunity (subject to the required planning and listed building consent) to create a wonderful family home in a quiet and sought after position in central Exeter. Alternatively it could continue as three individual flats which are currently let to tenants on ASTs generating a combined annual income of £29,844. Each flat offers two bedroom accommodation with kitchens and bathrooms and separate gas central heating boilers. The building benefits from some wonderful original features including fireplaces, sash windows, picture rails and ornate coving to the ceilings. The communal areas and stairwell are well maintained with original style balustrade. Outside to the rear is a lawned garden and a row of 4 garages with driveway parking in front. To the front of the property there is also a lawned garden area and driveway with scope for extra parking.



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# EXETER

## Directions...

If walking 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 the property to be sold will be found after a short distance on the right hand side.



# The location...

In an outstanding location enjoying lovely views over Bury meadow park and from the top floor across the city and well beyond this fine period house is located in Howell road which is a conservation area and ideally situated within easy walking distance of the high street, a well regarded primary school, (St Sidwells) St David's main line Station and a local convenience store. Bury Meadow park which is a great place to enjoy is directly opposite. Exeter is regarded as the most thriving city in the South West and provides a wide choice of cultural activities with a theatre, museum, arts centre and a wealth of good shopping facilities as well as a number of restaurants and bars. The M5 motorway at junction 29 provides links to the A38 to Plymouth or the A30 west to Cornwall or east towards Honiton and the M5 itself to London and Bristol and all points north and east. From St Davids and Central stations there are regular rail services to London Paddington and Waterloo. Exeter International Airport about 5 miles to the east of the city.



TOTAL FLOOR AREA: 2652 sq.ft. (246.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Room sizes

### Communal Entrance :

### Flat 1 Entrance hall:

### Living Room:

12' 1" x 17' 4" (3.68m x 5.29m)

### Kitchen:

13' 9" x 9' 5" (4.2m x 2.86m)

### Utility:

8' 1" x 9' 5" (2.46m x 2.86m)

### Bathroom:

4' 3" x 10' 9" (1.29m x 3.28m)

### Bedroom 1:

17' 2" x 13' 10" (5.23m x 4.21m)

### Bedroom 2:

15' 0" x 13' 4" (4.57m x 4.07m)

### Stairs to Flat 2:

### Flat 2 Entrance Hall:

### Living Room:

17' 7" x 14' 1" (5.36m x 4.3m)

### Bedroom 1:

15' 6" x 13' 3" (4.72m x 4.04m)

### Bedroom 2:

12' 6" x 10' 10" (3.8m x 3.29m reducing to 2.9m)

**Kitchen:** 12' 6" x 7' 11" (3.8m x 2.42m max)

**Bathroom:** 6' 2" x 6' 11" (1.89m x 2.12m)

### Stairs to Flat 3:

### Flat 3 Entrance Hall

### Living Room:

17' 7" x 14' 0" (5.36m x 4.26m)

### Bedroom 1:

15' 5" x 13' 8" (4.7m x 4.17m)

### Bedroom 2:

12' 10" x 9' 4" (3.9m x 2.84m)

**Kitchen:** 12' 10" x 8' 3" (3.91m x 2.52m)

**Bathroom:** 8' 6" x 4' 9" (2.6m x 1.45m)

**Garages & Off Road Parking**  
**Front & Rear Gardens**



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