



Park Road
Exeter
EX1 2HT

Guide Price
£375,000 - £395,000

In brief...

- A CHARMING & WELL PRESENTED TERRACED HOME
- SPACIOUS AND FLEXIBLE ACCOMMODATION
- SITUATED IN A POPULAR AND CONVENIENT LOCATION
- THREE GOOD SIZED DOUBLE BEDROOMS
- SITTING ROOM, DINING ROOM & BREAKFAST ROOM
- KITCHEN & FAMILY BATHROOM
- REAR GARDEN & ON STREET PARKING
- COUNCIL TAX BAND 'C'
- EPC - ORDERED
- FREEHOLD REF: DWE07694



Worth viewing because...

This delightful three bedroom terraced house retains many original features and offer both spacious and flexible accommodation. There are three reception rooms, a kitchen, bathroom and a courtyard garden. the property has been well maintained by the current owner and viewing is highly recommended.

Knowhow...With City Homes



In more detail....

This charming home, believed to have been in the 1890's, retains many original features including ceiling roses and coving, corbels, wooden floorboards, doors and picture rails. The property has been well cared for by the current owners and offers light, spacious and well-proportioned accommodation throughout.

On the ground floor, an entrance hall leads through a beautiful original door with stained glass to the hallway. There is a lovely sitting room with a bay window to the front, a decorative fireplace and mural on the chimney breast. The dining room gives access to the stairs, a door also leads to the side garden area, there is also a partly exposed brick fireplace & hearth. A door leads through to the breakfast room which has a brick fireplace with wood burning fire, a window to the side and another lovely mural on the wall. An opening leads to the kitchen which is fitted with wall and base units and includes a fridge/freezer and space for further appliances. There is also a window and door to the rear garden.

On the first floor there are three double bedrooms, bedroom one is a large room with a bay window to the front, a charming fireplace and built in storage in the recess. Bedroom two is a good sized double room with a window to the rear and shelving in the recess. Bedroom three has a bay window to the rear and fitted wardrobes. Completing the upstairs accommodation is the bathroom which has a 'P' shaped bath with shower area and tiled surround. There is also a W.C and wash basin.

Externally there is a small area to the front which is currently used as a bin store and a rear courtyard garden with mature trees and shrubs plus a small area to the side. There is also a gate giving rear access if needed.



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Directions...

If leaving the city centre, head east from Sidwell street towards the roundabout. Take the second exit onto Blackboy Road and continue up to the top of the hill. Go through the traffic lights and take the third right into Jubilee Road, go to the end of the road and turn left onto Park Road and the property will be found on the left.





The location...

This impressive home stands in a great position in a popular residential area in Park Road, not far from Pinhoe Road, giving easy access into the city centre which is just over a mile away. There is excellent access to all amenities to suit family living. Aside from the centre, with all its shopping facilities, restaurants, bars, theatre and cinemas, there is good access to primary and secondary schooling, the college and University of Exeter. Nearby Polsloe Bridge rail station links to the coast and Exeter St Davids for trains to London. the property is also ideally placed for easy access to the hospital and easy access to arterial road routes out to the M5, A38 and A30



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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Accommodation:

Entrance Hall:

Hall:

Sitting Room:

14' 9" inc Bay x 11' 6" (4.5m x 3.5m)

Dining Room:

15' 2" inc stairs x 11' 6" (4.63m x 3.5m)

Breakfast Room:

11' 11" x 9' 0" (3.64m x 2.75m)

Kitchen:

9' 3" x 8' 11" (2.82m x 2.73m)

First Floor Landing:

Bedroom One:

15' 1" x 14' 9" inc bay (4.59m x 4.5m)

Bedroom Two:

11' 8" x 9' 6" (3.55m x 2.9m)

Bedroom Three:

15' 0" max x 9' 2" (4.58m x 2.79m)

Bathroom:

9' 1" x 5' 8" (2.78m x 1.73m)

Outside:

Small garden to front.

Rear garden with mature trees/shrubs and pond.



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