




WHITTON & LAING

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9 Queens Terrace
St Davids, Exeter
EX4 4HR



Worth viewing because...

This is a most elegant and beautifully presented 4/5 bedroom period town house in a superb, level city centre location with stylish, quality accommodation which is full of charm and space and includes a separate 1 bedroom garden apartment, parking and a beautiful, level, mature good sized rear garden. This is a quality property and viewing is highly recommended.

In brief...

- A WONDERFUL GRADE II LISTED END TERRACE TOWN HOUSE IN A GREAT CENTRAL LOCATION
- BEAUTIFULLY PRESENTED WITH STYLE, ELEGANCE, CHARACTER AND SPACE
- INCLUDES SEPARATELY ACCESSIBLE 1 BEDROOM GARDEN APARTMENT
- A HOST OF CHARMING ORIGINAL FEATURES THROUGHOUT
- TWO LOVELY RECEPTIONS, A LOVELY KITCHEN/BREAKFAST ROOM
- FLEXIBLE ACCOMMODATION WITH 4 OR 5 BEDROOMS, A SPLENDID 5 PIECE BATHROOM, SEPARATE SHOWER ROOM
- 5TH TOP FLOOR BEDROOM COULD BE A HOBBIES ROOM
- DELIGHTFUL LEVEL **GOOD SIZED MATURE REAR GARDENS** PLUS PARKING TO FRONT
- DWE05886



In more detail....

Set at the end of a row of attractive terraced townhouses, this is a spacious, elegant, beautifully presented, Grade II Listed period family home in a fantastic position in the centre of Exeter. Full of style, charm and period features. The main living areas on the ground and upper floors provide a focal point to the family home with a large sitting room, a fine dining room and an ample kitchen/breakfast room which has access out to the lovely level landscaped rear garden. It is also worthy of note that planning consent has been granted for an extension to the kitchen breakfast room to provide a lovely sun room living space with vaulted ceiling. Separately accessed externally and internally too there is a spacious lower ground floor one bedroom garden flat which is perfect for a dependent relative or as a separate letting unit to provide supplemented income. On the first and second floors are four good-sized bedrooms, a superb five piece bathroom with underfloor heating and a separate shower room. The rooms have large windows, which create a bright and airy feel to the house. On the top floor, accessed via a small staircase to the side of the second floor landing is the 5th bedroom or work room which offers further flexible space. Outside at the front attractive stone steps adorned by new wrought iron gates and decorative balustrade, lead up to the front door. Also at the front, secured by matching gates there is a level parking space. At the rear, accessed from the house via the kitchen and from the garden flat via steps, there is a lovely level landscaped good sized garden area with mature borders, large paved patio area and lawns plus timber garden store. The rear garden also has a separate rear pedestrian access too.



Bear in mind...

This extremely charming, quality property in such a sought after location rarely comes to the market and will be popular among buyers looking to secure a fine home of great style and spaciousness which is beautifully presented in a great part of the city. This beautiful home has been lovingly and sympathetically restored and is perfect for anyone looking to move straight in and have nothing to do. The added bonus of the superb one bedroom garden flat which has its own external access and internal access too is sure to be a great asset for anyone with a dependent relative or simply as a space for letting to provide income. The owners have worked very hard to create a home of great style, character and quality finish yet retaining many of the original features all of which have been seamlessly integrated. The location in the city centre facilitates easy access in and out of the city, to the M5 motorway, A30 and A38 but is also well positioned for anyone working at the University or just looking to be close to the local shops, bars, restaurants, schools and amenities.

What the owner likes...

"We have really loved living here, it is a house with a homely comfortable feel which we felt the moment we walked in. This is a fabulous place to be because everything in the way of facilities in the city centre is literally just a short walk away. We have a car but it's rarely used as everything is so convenient including Exeter Central train station in Queen Street. We've developed and improved the garden and now it's a great place to relax and entertain. The garden flat has also been an absolute boon as it's provided a place for our son to live separately but with the internal staircase it's also been very easy to integrate the two living areas. Overall this house has had it all for us and it has suited us perfectly, we will miss everything about it!"



The location...

This lovely period property is situated in a convenient position in a popular area of St Davids. Located in a conservation area the property offers excellent access to the city centre and both Exeter Central and Exeter St Davids train stations. Exeter is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants. There is also a John Lewis and Waitrose supermarket in the city. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country. The University of Exeter is close to the property, including sports facilities and an outdoor pool. The M5 motorway provides links to Bristol and London, the A38 to Plymouth and the A30 to Cornwall. There are regular rail services to London from Exeter and an increasing number of domestic and international destinations from Exeter International Airport, including two daily flights to London City Airport.

DIRECTIONS:

From the city centre, proceeding on foot along Queen Street to the Clock Tower roundabout, where you want to turn immediately left and Queens Terrace is on the right. The property is about 75m along on the right hand side.



Accommodation



ENTRANCE LOBBY ENTRANCE HALL

SITTING ROOM:

15' 8" x 13' 0" (4.77m x 3.96m)

DINING ROOM:

13' 6" x 13' 2" (4.11m x 4.01m)

INNER HALLWAY

KITCHEN/BREAKFAST ROOM:

21' 7" x 9' 3" max (6.57m x 2.82m)

FIRST FLOOR - HALF LANDING

BATHROOM:

11' 2" x 6' 6" (3.40m x 1.98m)

BEDROOM 1:

19' 3" max x 13' 0" (5.86m x 3.96m)

BEDROOM 2:

14' 2" x 13' 8" (4.31m x 4.16m)

SECOND FLOOR MEZZANINE

BEDROOM 4:

14' 9" x 10' 6" (4.49m x 3.20m)

BEDROOM 3:

17' 7" plus recesses to side of fireplace x 13' 0" (5.36m x 3.96m)

SEPARATE SHOWER ROOM

5TH BEDROOM/WORKROOM:

18' 2" x 13' 0" (5.53m x 3.96m)

GARDENS PARKING

GARDEN APARTMENT

SITTING ROOM/KITCHEN AREA:

17' 4" x 12' 0" overall (5.28m x 3.65m)

BEDROOM: 13' 3" x 12' 3" (4.04m x 3.73m)

SMALL UTILITY AREA

BATHROOM: 7' 10" x 6' 8" (2.39m x 2.03m)



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