



FRANCIS LOUIS  
Residential



Richmond Road, Exeter, EX4 4JA

Guide Price £1,250,000





# Richmond Road

Exeter, EX4 4JA

- 5 bedrooms (however you could have 7 bedrooms if you use the house differently)
- Fire Suppression misting system throughout
- 10 year warranty
- NO CHAIN
- Recently fully renovated
- State of the art heating system
- 3 reception rooms
- Great location

This exquisite Grade 2 listed 3100 square foot Georgian townhouse boasts 5 to 7 double bedrooms and is ideally located in a highly coveted central area. Recently renovated to perfection, the property showcases a magnificent German handcrafted kitchen, a striking new feature bathroom, along with a separate shower room and an en-suite to the master bedroom. With 3 to 4 reception rooms, it offers ample space for various purposes. Equipped with state-of-the-art heating and fire suppression systems, this residence ensures both comfort and safety. Additionally, it comes with a 10-year warranty on all renovations. Outside, a spacious lawn garden awaits, complete with secure parking for two cars. Presented with no onward chain, this property offers a seamless transition for its new owners.



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#### Exquisite Grade 2 Listed Georgian Townhouse:

This historic property is a stunning example of Georgian architecture, featuring elegant proportions, intricate detailing, and a timeless aesthetic that exudes sophistication and charm.

#### Ideally Situated in a Highly Coveted Central Location:

Positioned in the heart of a sought-after area, this townhouse offers the convenience of urban living with easy access to amenities, transport links, and cultural attractions, making it an enviable address for discerning homeowners.

#### Recently Undergone a Full Renovation:

Meticulously restored to its former glory, the property has undergone an extensive renovation that seamlessly blends modern comforts with classic elegance, ensuring a luxurious living experience for its residents.

#### Stunning German Handcrafted Kitchen:

The centerpiece of the home, the kitchen is a masterpiece of design and craftsmanship, featuring high-quality materials, state-of-the-art appliances, and ample storage space, making it a chef's delight and a gathering place for family and friends.

#### Newly Installed Feature Bathroom:

Designed to impress, the feature bathroom is a sanctuary of relaxation and indulgence, boasting luxurious fixtures, stylish finishes, and thoughtful touches that create a spa-like ambiance for unwinding after a long day.



**Separate Shower Room for Added Convenience and Comfort**  
In addition to the main bathroom, the property also includes a separate shower room, providing added convenience for busy households and ensuring that everyone's needs are met with ease.

**Versatile Living and Entertainment Spaces:**  
With 3 to 4 reception rooms, the townhouse offers plenty of space for living, dining, and entertaining, providing flexibility for different lifestyles and occasions, whether hosting intimate gatherings or grand soirées.

**State-of-the-Art Heating System:**  
Designed for optimal comfort and energy efficiency, the heating system ensures a cosy environment year-round, allowing residents to stay warm and comfortable regardless of the weather outside.

**Cutting-Edge Fire Suppression System**  
Safety is paramount, and the property is equipped with a state-of-the-art fire suppression system that provides peace of mind and protection for occupants, safeguarding against the risk of fire-related emergencies.

**10-Year Warranty on All Renovation Works:**  
With a decade-long warranty in place, buyers can rest assured knowing that the renovations have been carried out to the highest standards and that any potential issues will be promptly addressed, offering long-term reassurance and value.

**Spacious Lawn Garden:**  
The outdoor space is a private oasis, featuring a lush lawn garden that provides a tranquil retreat from the hustle and bustle of city life, offering ample room for relaxation, recreation, and alfresco dining.

**Secure Parking Area for Two Cars:**  
Convenience meets security with a dedicated parking area for two cars, providing peace of mind and ensuring that residents always have a safe and convenient place to park in the heart of the city.

**Presented with No Onward Chain:**  
With no onward chain, the property offers a seamless purchasing process for prospective buyers, eliminating delays and complications and allowing for a smooth transition into their new home.

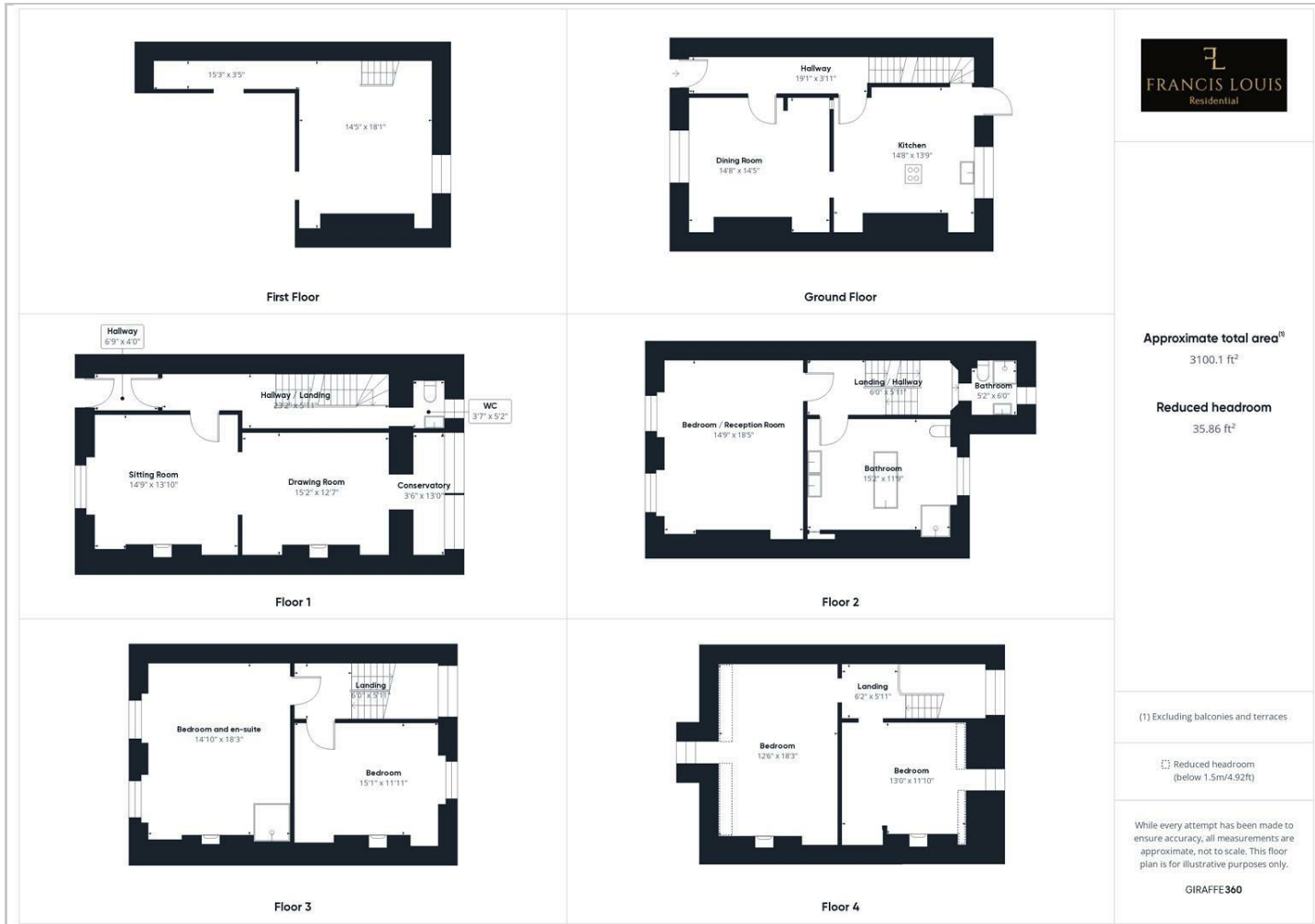
**Building works**  
The house is still undergoing the renovation and should be complete by the end of May. More images and details will follow.

**Agents Notes**  
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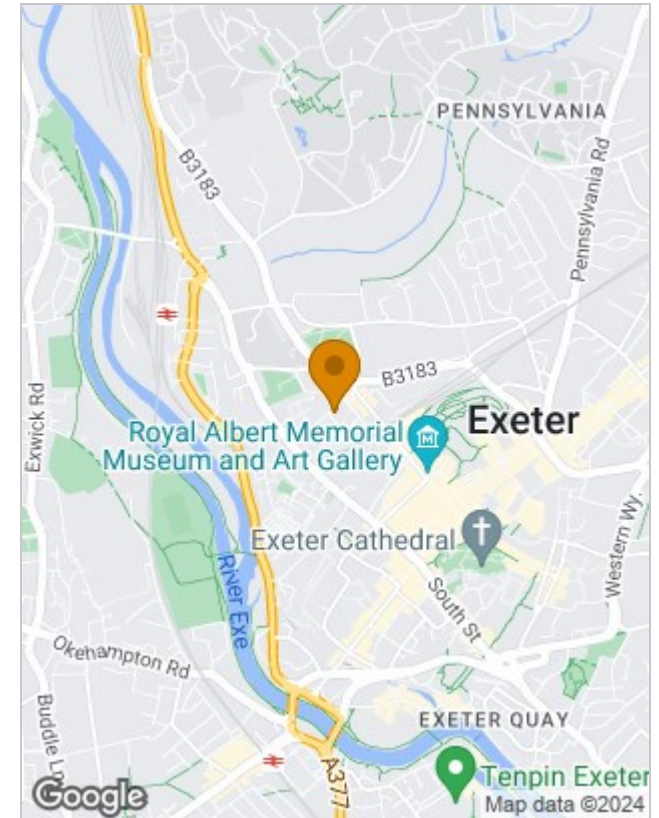




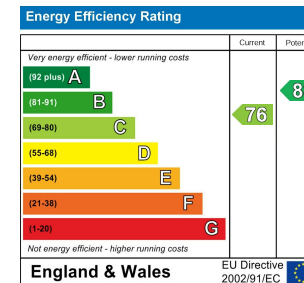
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.