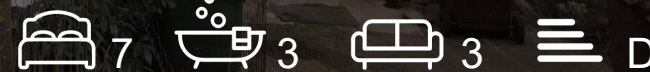




FRANCIS LOUIS  
Residential

Regents Park, Exeter, EX1 2NT  
Guide Price £1,100,000 to £1,150,000





# REGENTS PARK, EXETER, EX1 2NT

Price Guide £1,100,000 to £1,150,000 - Situated in one of Exeter's most coveted neighbourhoods, this stunning 4308 square foot Grade 11 listed Georgian Townhouse comprising three floors and a self-contained two bedroom lower ground floor flat epitomises timeless elegance and historical allure. With its imposing façade and classic architectural details, the property exudes a sense of grandeur from the moment you arrive.

The property is located in a private cul de sac with parking at the front of the property. It is conveniently placed for local private schools, the main hospital and the city centre and a short walk to the nearby Waitrose.

Inside, the layout is flexible and versatile, featuring a two-bedroom lower ground floor flat that seamlessly integrates with the main house. Whether for accommodating guests, creating an annex, or generating rental income, this self-contained unit offers both convenience and adaptability.

At the front of the property is a delightful well stocked garden and through which the main house is accessed from steps at the front. The main house comprises 5 spacious double bedrooms, ensuring plenty of room for family members or visitors. Two well appointed bathrooms, two reception rooms and a dining room provide comfort and elegance, perfect for entertaining or simply unwinding.

The kitchen blends modernity with functionality, while outside a private enclosed walled garden offers a tranquil space for outdoor dining or gardening enthusiasts. A double garage provides convenient parking and storage, enhancing the property's practicality.

Residents also have access to a residents garden at the front of the property fostering a sense of community and prestige among Regents Park's discerning inhabitants. The garden is used by residents of the cul de sac.

Offered for sale with no onward chain, this exceptional townhouse presents a rare opportunity to own a piece of Exeter's architectural heritage.



## Main House

### Entrance Vestibule

Solid door to the front aspect, tiled floor, coloured glazed glass surround/panels, door to hallway

### Hallway

Stairs to the upper floors and having an attractive bannister rail, two double radiators, doors to

### Reception Room

High ceiling with cornices and a central ceiling rose. Double Georgian arch high sash windows with shutters having front aspect. Featuring an original marble fireplace with Victorian tiles and fitted Godin gas fire. Picture rail

### Dining Room

Double Georgian arch high sash window with shutters with aspect to the rear garden. Feature fireplace in a marble surround and fitted gas fire. Picture rail. Opening to the kitchen.

### Kitchen

A range of matching floor and wall mounted units with roll edged worktop, inset sink, integral double oven, integral fridge, 5 ring gas hob, integral dishwasher, window to the rear aspect

### Rear Hall

Door leading to a lobby with door leading to stairway to the lower ground floor flat and a door to the conservatory/utility room

### Conservatory/ Utility Room

Sealed unit double glazed window, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, door to the rear garden

### Half Landing

Door to rear (roof of conservatory/utility room only), stairs to first floor landing, door to

### W/C

A low level W/C, a wash hand basin, window to the rear aspect

### First Floor Landing

Stairs to the second floor, radiator, doors to

### Bedroom 1

Sash window to the front aspect, double radiator, built in wardrobes

### Reception Room

Two sash windows to the front aspect, double radiator, built in storage cupboards





### Bedroom 2

Sash window to the rear aspect, double radiator, built in shelving

### Shower Room

A walk in shower, a low level w/c, a wash hand basin, storage cupboard, radiator, sash window to the rear aspect

### Half Landing

Window to the rear aspect, door to boiler room, stairs to second floor landing

### Boiler Room

With gas fired boiler serving the central heating and domestic hot water for the main house

### Second Floor Landing

Radiator, storage cupboard, doors leading to

### Bedroom 3

Sash window to the front aspect, double radiator, built in wardrobes

### Bedroom 4

Two sash windows to the front aspect, double radiator, built in storage cupboards

### Bedroom 5

Sash window to the rear aspect, double radiator, built in storage cupboard

### Bathroom

A walk in shower, a bath, a low level w/c, a wash hand basin, built in storage cupboards, radiator, a sash window to the rear aspect

### Outside Rear

To the rear of the property is an enclosed walled garden with a variety of mature trees and plantings, a patio and a path to the rear gate and the double garage at the rear of the garden. Steps lead down to the lower ground floor flat courtyard

### Double Garage

A large (432 square foot) detached garage with a pitched roof, a door and window to the rear garden, and with power and light and an electronic up and over door leading to the lane at the rear which leads to Polsloe Road

## LOWER GROUND FLOOR FLAT

### Lower Ground Floor Flat Entrance and Hallway

The lower ground floor flat can be accessed from the main house but has its own entrance at the front of the building. Accessed via steps at the front running alongside the rock garden. Double glazed door to the front aspect which opens into a lobby with storage cupboard housing meters for the flat and the main house. Wooden door to the hallway with mounted wall heater, door to stairs leading up to the main house

### Lower Ground Floor Flat Kitchen

Leading from the hallway with a range of matching units with a roll top surface, inset sink, oven, fridge, washing machine, window to the rear aspect, Understairs cupboard housing water cylinder supplying hot water to the flat

### Lower Ground Floor Flat Bathroom

A walk in shower, a bath, a low level w/c, a wash hand basin, wall mounted heater, mounted wall cupboard, window to the rear aspect

### Lower Ground Floor Flat Lounge

Sash window with aspect to the rear courtyard door to the courtyard, wall mounted heater

### Lower Ground Floor Flat Bedroom 1

Sash window to the front aspect, wall mounted heater

### Lower Ground Floor Flat Bedroom 2

Sash window to the front aspect, wall mounted heater

### Outside

Flagstone courtyard with original outbuildings and steps leading to the rear garden for the main house

### Agents Notes

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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
4308.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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