



14 St. Davids Hill, Exeter, Devon, EX4 3RQ
Price Guide £675,000

PRICE GUIDE £675,000-700,000. A rare opportunity to acquire this elegant and beautifully presented Victorian townhouse, ideally situated on the edge of the city centre, just a short walk from all major amenities.

This stunning home has been thoughtfully reimagined and modernised to an exceptional standard, seamlessly blending period charm with contemporary comforts. The accommodation

boasts spacious, light-filled interiors that retain original character while offering the benefits of modern living.

Additionally, the property comes with full planning permission for a kitchen extension, providing further potential to enhance this already impressive home.

Early viewing is highly recommended.



- Elegant Victorian townhouse
- Sympathetically modernised
- Air source heat pump
- Conservation area
- Contemporary bathroom and en-suite
- City centre location
- New wood double glazing throughout
- Home office
- Potential for kitchen extension with full plans and planning permission -24/0387/FUL
- Residents permit parking



Ground Floor

The ground floor offers a fabulous sitting room with feature open fireplace and a separate dining room with french doors opening out to a pretty rear garden. There is a stunning, newly fitted, high quality kitchen with a range of matching floor and wall mounted units. At the end of the kitchen is the utility room and downstairs W/C. The utility also houses the equipment for the air source heat pump.

First Floor

This floor benefits from two double bedrooms one of which being the master en-suite. The master room is of a spectacular proportion with two windows offering lots of natural light.

Second Floor

The second floor features two double bedrooms and a wonderfully finished traditional style bathroom.

Garden

The rear garden is delightful with many planting beds and attractive borders offering a high degree of privacy. There is a further garden room which would make a perfect home office or garden play room.



Situation

St. Davids Hill is conveniently positioned close to the city centre with its wide range of shopping and leisure facilities. Exeter College and the University of Exeter are nearby, whilst St. Davids Railway Station is a short walk away and offers direct links to London Paddington and London Waterloo Railway Stations.

Exeter's premium dining destination 'Queen Street' is a short walk and offers a variety of restaurants and eateries to enjoy whilst Princesshay Shopping Centre is the perfect location to shop and enjoy coffee. Theatres and cinemas located within the centre and leisure and water sports to be enjoyed on Exeter's historic Quayside.

Directions

From Exeter City Centre take New North Road at the Clocktower. Turn left into Hele Road. At the roundabout turn left into St. Davids Hill. The property can be found along on the left hand side.

Planning Permission

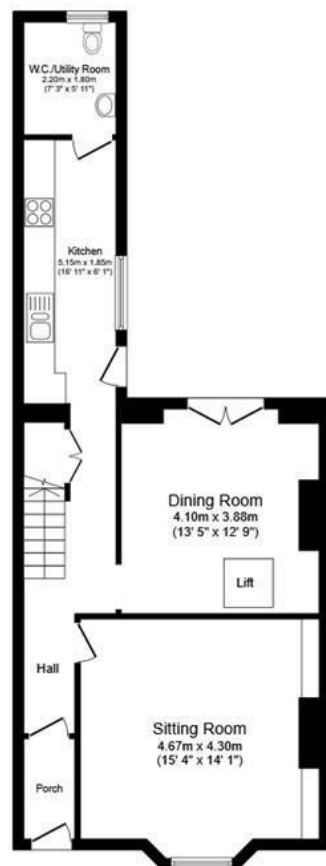
The property has approved planning permission 24/0387/FUL for a rear extension to the kitchen.

Agents Notes

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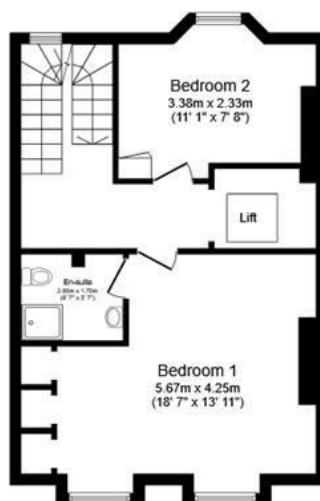




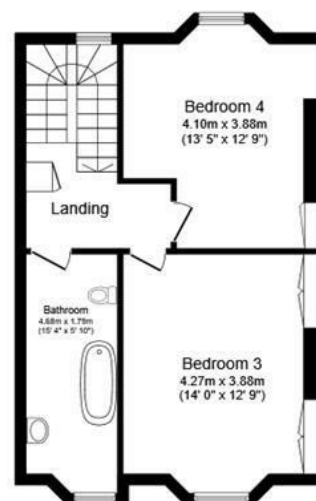


Ground Floor

Floor area 62.7 m² (675 sq.ft.)



First Floor



Second Floor



Outbuilding

Floor area 10.8 m² (116 sq.ft.)

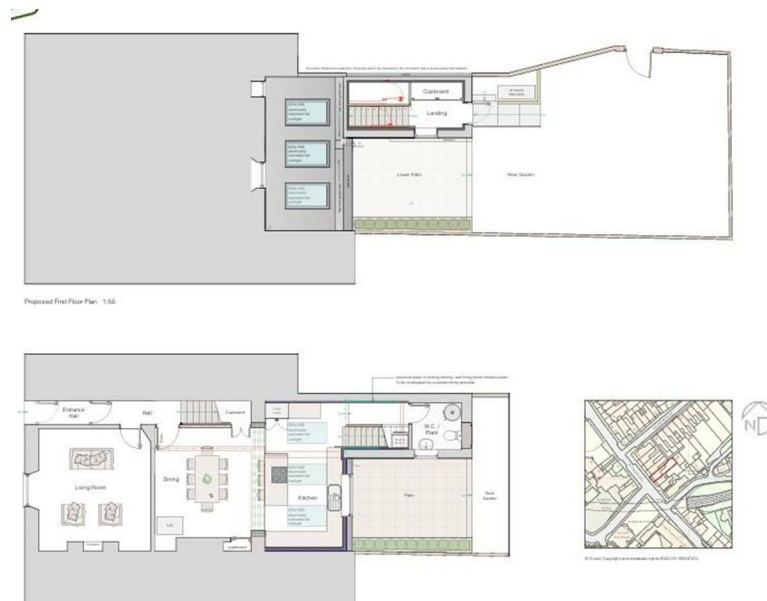
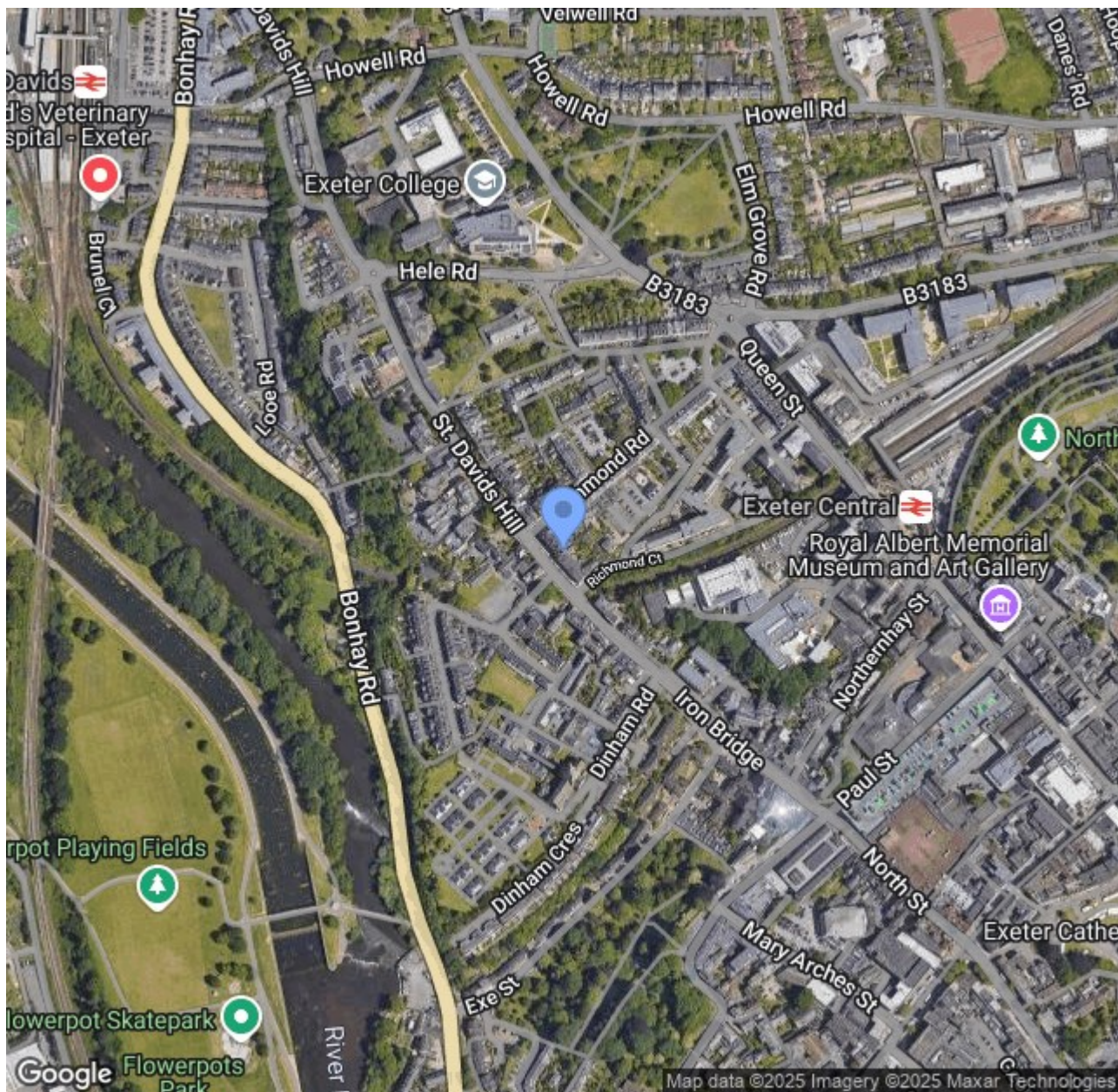
TOTAL: 173.4 m² (1,867 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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