



Guide Price £550,000 to £575,000

This exceptional Victorian townhouse is perfectly positioned in the heart of Heavitree, offering a rare combination of period charm and modern comfort. Overlooking a beautiful green, this home has been finished to a high standard, boasting elegant high ceilings, stylish décor, and an abundance of natural light throughout.

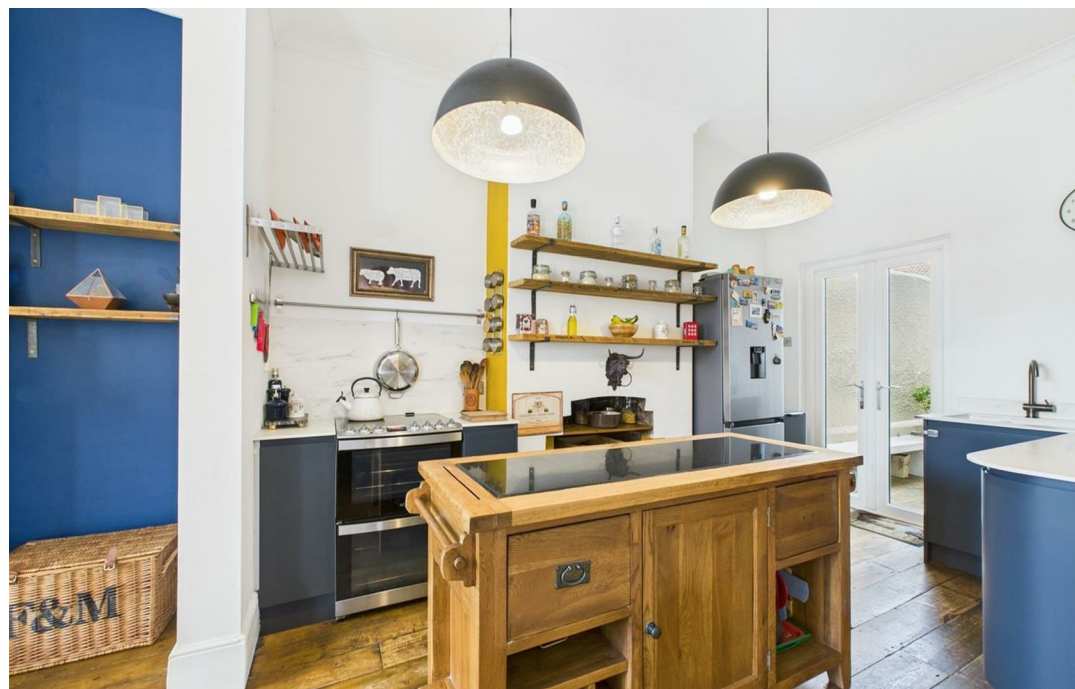
Spread across three floors, the property offers flexible living accommodation. The beautifully designed kitchen/dining room provides the perfect space for entertaining, while a versatile office or fourth bedroom makes an ideal home workspace or guest room. A convenient downstairs WC adds practicality to the ground floor.

On the first floor, a spacious lounge offers a relaxing retreat, alongside a

well-proportioned double bedroom. The stunning bathroom is a true highlight, featuring a luxurious roll-top bath and a separate walk-in shower. The second floor comprises two further large double bedrooms, as well as an additional WC. One of the home's unique features is the inclusion of a toilet on every floor, enhancing convenience for modern living.

Finished to an exceptional standard, this home is move-in ready and offers the perfect blend of Victorian elegance and contemporary style. With its prime location, stunning views, and well-thought-out layout, this is a rare opportunity to own a truly special home in Heavitree.

Don't miss out – book your viewing today!



3/4 Bedrooms – Flexible Living Space

This home features three spacious double bedrooms, each filled with natural light and designed for comfort. The additional office space on the ground floor offers the flexibility to be used as a fourth bedroom, making this home perfect for growing families, professionals working remotely, or those who frequently host guests.

Kitchen/Dining Room – A Stylish and Functional Hea

The open and airy kitchen/dining room is designed with both practicality and style in mind. The modern kitchen boasts sleek countertops, ample storage, and free standing appliances, making it a joy for home cooks. The adjoining dining area provides the perfect space for family meals and entertaining guests, with plenty of room for a large dining table.

Separate Lounge – A Relaxing Retreat

The first-floor lounge is a warm and inviting space, perfect for unwinding at the end of the day. Large windows allow plenty of natural light to flood in, while period features such as high ceilings and traditional woodwork add character. This separate living area provides a cosy yet elegant setting for both everyday relaxation and entertaining.

Office or Fourth Bedroom – Ideal for Home Working

With more people working from home, having a dedicated workspace is essential. The ground-floor office offers a quiet and private environment, separate from the main living areas. Alternatively, it can be used as a fourth bedroom, making it a versatile addition to the home.



Luxurious Family Bathroom – A Stunning Retreat

The first-floor bathroom is truly spectacular, featuring a beautiful roll-top bath, perfect for unwinding after a long day. A separate walk-in shower provides additional convenience, while high-quality fixtures and elegant tiling add a touch of sophistication to this relaxing space.

Three WCs – A Unique Convenience

One of the standout features of this property is the inclusion of a toilet on every floor. With a downstairs WC, a first-floor WC, and a second-floor WC, this home ensures convenience for every member of the household and eliminates the need for queuing during busy mornings.

Beautiful Views – Overlooking a Scenic Green

The townhouse enjoys a prime position overlooking a picturesque green, providing a peaceful and scenic outlook. Whether enjoying your morning coffee or winding down in the evening, the views add to the charm and appeal of this wonderful home.

Victorian Charm with Modern Finishes

Period features, such as high ceilings, large windows, and traditional woodwork, enhance the character of this stunning home. These classic details are beautifully complemented by modern décor, stylish lighting, and contemporary fittings, creating a perfect balance between old and new.

Garden

There is an enclosed low maintenance garden, with side access, power and water.

Location

Situated in the sought-after area of Heavitree, this home is just moments away from local shops, cafés, and excellent schools. With easy access to Exeter city centre and transport links, it offers both convenience and a peaceful setting.

Agents Notes







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1270.88 ft²

Reduced headroom

26.43 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

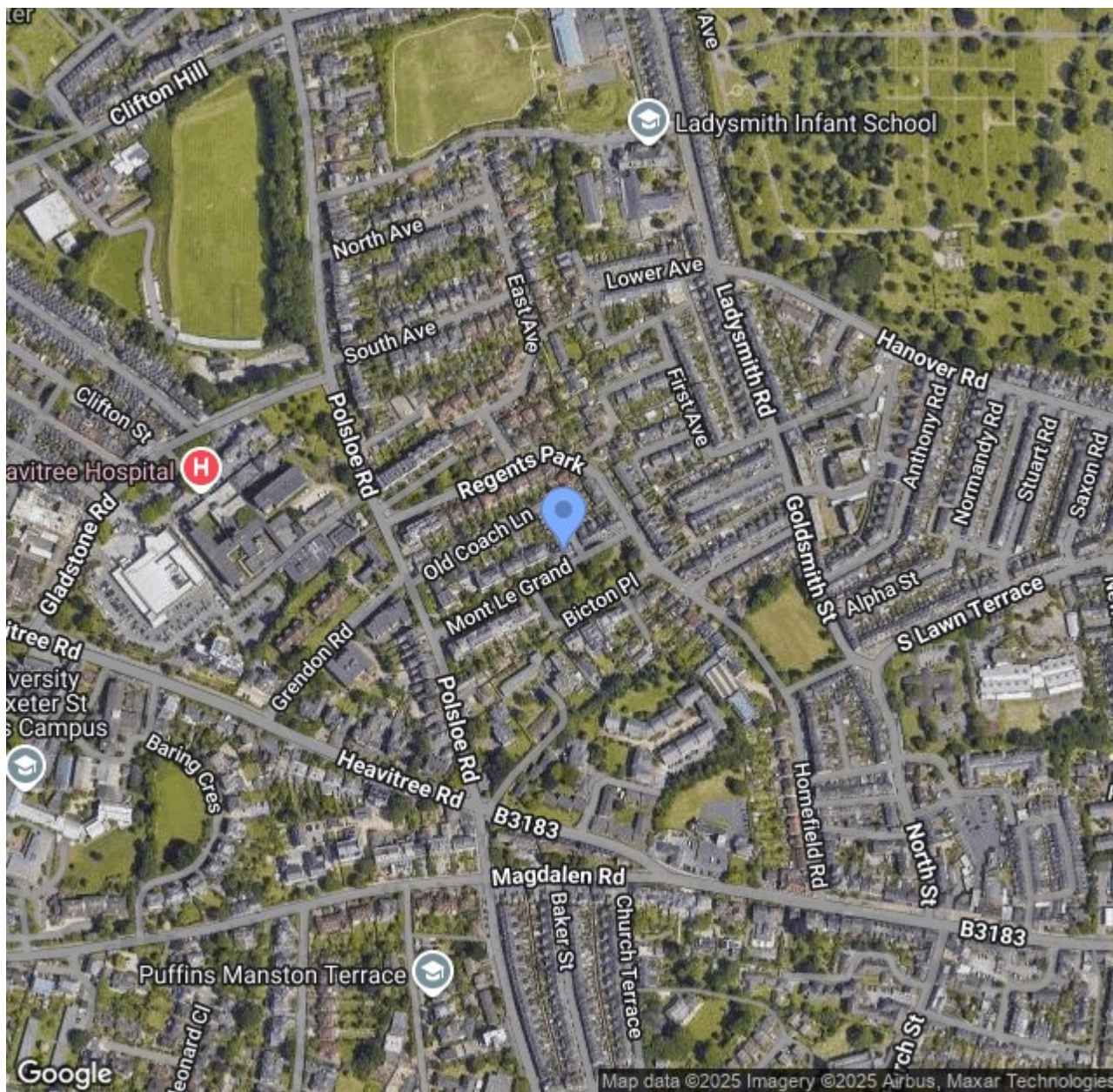
Calculations are based on RICS IPMS 3C standard.

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Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG
 t. 01392 243077 | e. info@francisloUIS.co.uk | www.propertysoftwaregroup.com