



FRANCIS LOUIS
Residential



Pennsylvania Park, Exeter, EX4 6HB

Price Guide £325,000-£350,000





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This beautifully renovated two-bedroom lower ground floor flat is set within an elegant Grade II listed Regency terrace in the prestigious and leafy Pennsylvania Park, one of Exeter's most desirable residential areas. Originally constructed in the early 19th century, these striking townhouses were designed to reflect the grandeur of Georgian architecture, featuring tall sash windows, classical proportions, and stuccoed facades. Today, the building retains its period charm while offering all the comforts of modern living. The property is located just a short walk from Exeter city centre, the University of Exeter's Streatham Campus, and the lush green spaces of Bury Meadow Park and Hooper Valley, making it ideal for professionals, academics, or anyone seeking tranquil surroundings without sacrificing convenience. The flat itself combines character and practicality, with generous living spaces, a bright private patio, and the rare benefit of two large external store rooms—perfect for bicycles, tools, or seasonal storage. This is a unique opportunity to own a slice of Exeter's architectural heritage, beautifully updated for contemporary lifestyles.

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Generous Living Spaces

The heart of the home is a bright and inviting living room (13'5" x 16'4"), ideal for relaxing or entertaining, with large sash windows and elegant period features that reflect the grandeur of the building's heritage.

Multi-purpose entrance hall

A beautiful entrance to the property, this space offers many uses including a home office, library, or foyer. (9'3" x 10'5")

Modern Kitchen

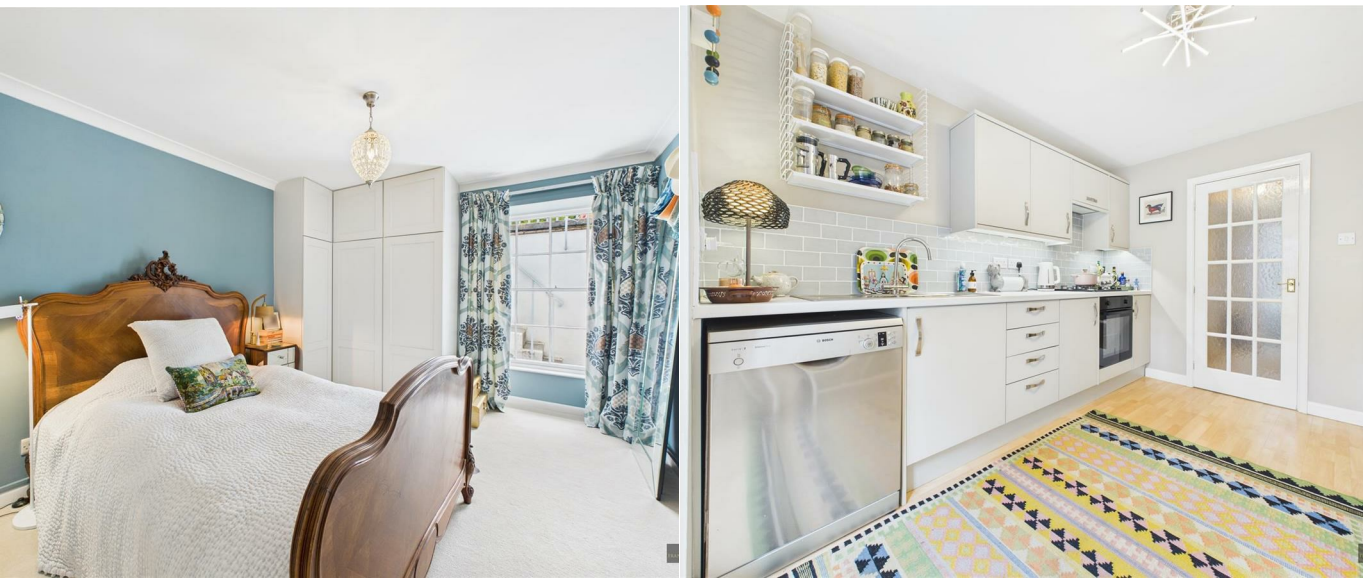
A sleek, fully renovated kitchen (9'2" x 10'11") offers ample counter space and stylish finishes, complemented by integrated appliances and an abundance of storage.

Two Double Bedrooms

Both bedrooms are generous in size and beautifully finished.

Bedroom 1 (13'6" x 16'3") is a serene and spacious retreat. Opens out on the private patio.

Bedroom 2 (10'3" x 12'4") is bright and versatile with fitted wardrobes.





Contemporary Bathroom

A well-appointed family bathroom (8'7" x 10'1") features a large tub, separate shower, modern tiling, and high-quality fixtures.

Functional Utility & Storage

A practical utility room (5'10" x 7'3") keeps laundry out of sight, while two separate store rooms—Store Room 1 (7'8" x 10'7") and Store Room 2 (6'9" x 10'9")—provide exceptional storage space, a rare and valuable feature.

Private Patio

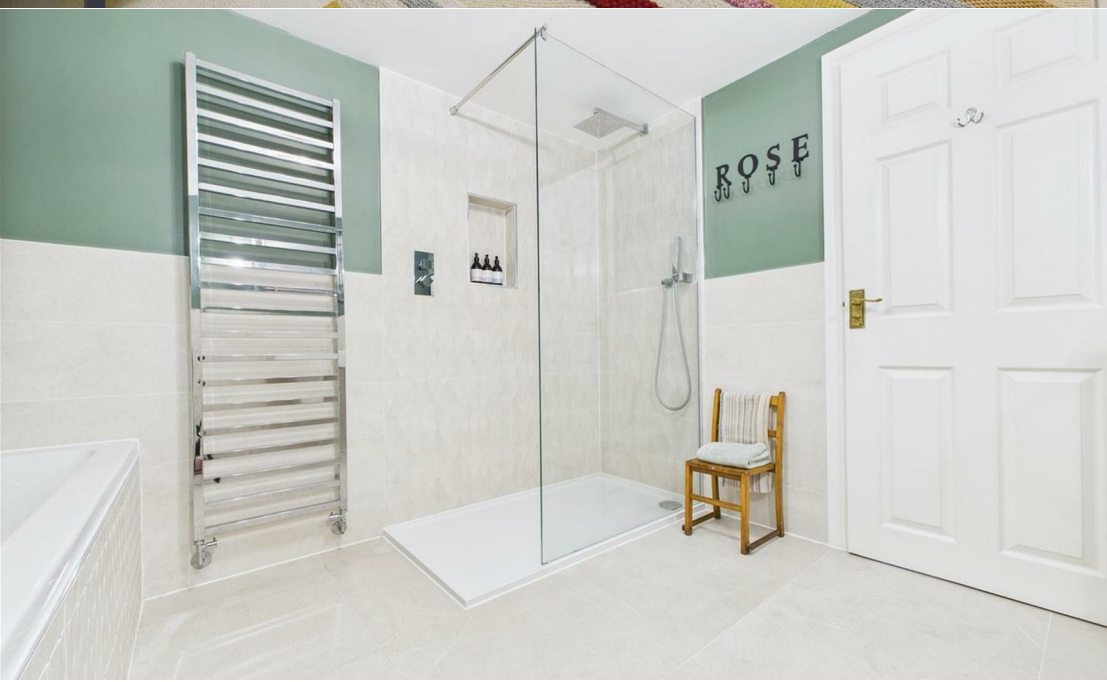
This bright outdoor area offers a lovely space for morning coffee, al fresco dining, or your own urban garden oasis.

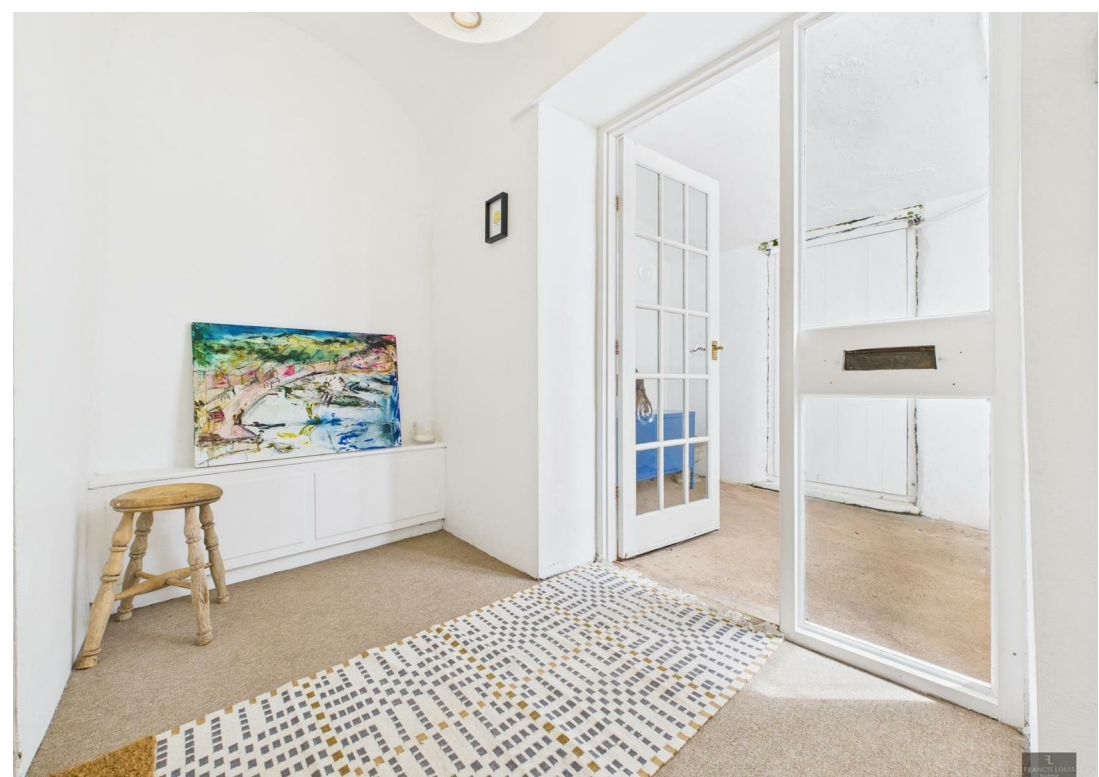
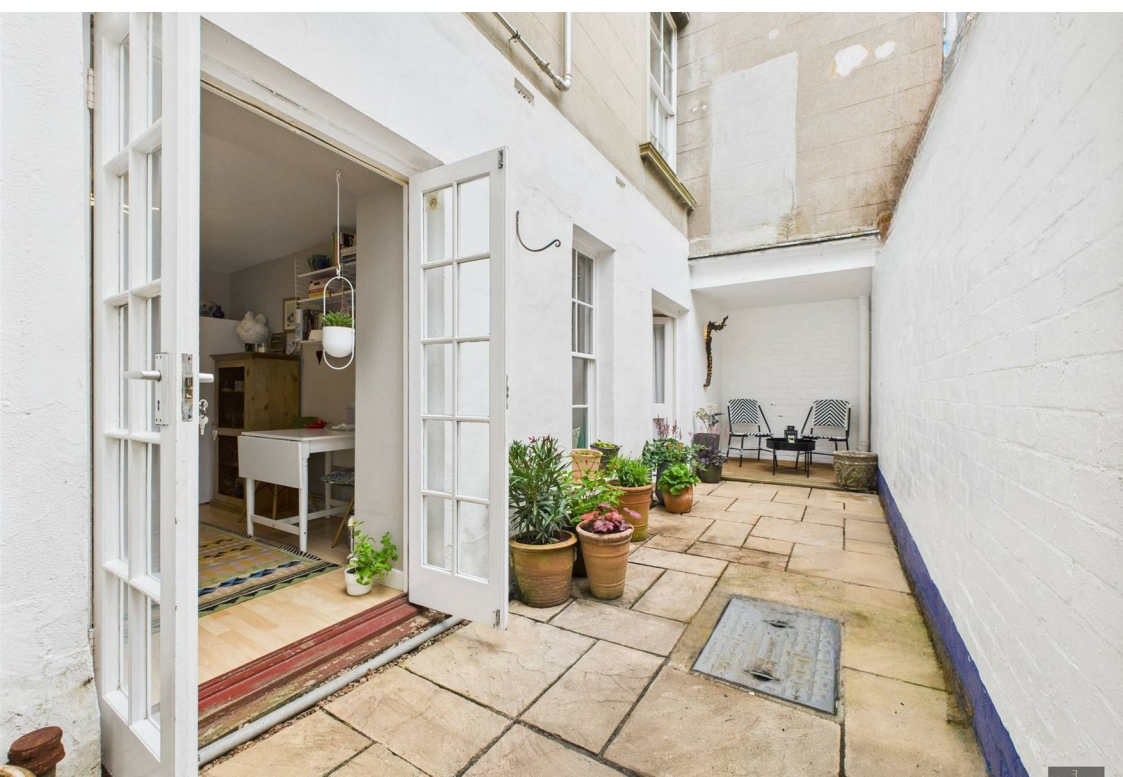
Grand Communal Facade

The building retains its Regency charm with stately white render, tall windows, and elegant period proportions, all within a quiet and leafy cul-de-sac location. There is also a beautiful park over the road which Pennsylvania Park Residents get to enjoy and gives the road its name! With nearly two acres of private parklands, this is something truly special when within such close vicinity of the City Centre. Moreover, the residents of number 4 have a shared communal garden access via the main building, which is private to them.

Lease and Service Charge

Ask agent.







Approximate total area⁽¹⁾
 1298 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
 3C standard. Measurements are
 approximate and not to scale. This
 floor plan is intended for illustration
 only.

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