



13 Powderham Crescent, Exeter, EX4 6DA
Guide Price £850,000 to £875,000


FRANCIS LOUIS
Residential

Guide Price £850,000 to £875,000 - Located in one of Exeter's most desirable tree-lined crescents, this impressive five-bedroom period townhouse on Powderham Crescent offers elegant and spacious accommodation extending to approximately 2,231 sq ft. Beautifully presented throughout, the property seamlessly blends its charming Victorian character with stylish modern living.

The ground floor features three well-proportioned reception rooms, including a stunning living room with bay window and feature fireplace, a formal dining room, and a beautifully extended kitchen and breakfast room with vaulted ceilings, skylights, and bi-folding doors opening onto the garden — creating the perfect space for entertaining and family life. The kitchen is finished to a high standard with shaker-style units, an island breakfast bar, and ample storage and workspace.

Upstairs, the property offers five generous bedrooms arranged over two floors, including a large principal bedroom with lovely sash windows and plenty of natural light. There are two modern bathrooms, a stylish shower room, and an additional WC, all finished with a contemporary flair.

Outside, there is a private rear garden with a lawn and patio area, along with parking and a garage accessed via the rear lane — ideal for city living. Residents also benefit from the charming communal front garden, exclusive to Powderham Crescent, which hosts regular neighbourhood events such as picnics and fireworks displays, fostering a real sense of community.

With its period detailing, high ceilings, and modern finish, this is a superb family home in a prime central Exeter location — within easy reach of the city centre, Exeter College, and the university. A rare opportunity to acquire a home that offers space, style, and convenience in equal measure.



Ground Floor

The home opens into a welcoming entrance hall leading to three versatile reception rooms.

At the front, the living room features a striking bay window, high ceilings, and a period fireplace — a bright and comfortable space ideal for relaxing or entertaining.

The dining room offers a refined setting for family meals or formal gatherings, with sash windows and original detailing throughout.

To the rear, the property flows into a beautifully extended kitchen and breakfast room, the heart of the home. This impressive open-plan space enjoys vaulted ceilings with exposed beams, skylights, and full-width bi-folding doors opening onto the garden. The kitchen is fitted with shaker-style cabinetry, a central island with breakfast bar seating, and high-quality appliances — perfectly designed for both everyday living and entertaining.

First Floor

A generous landing leads to three bedrooms, including a large principal bedroom with twin sash windows overlooking the tree-lined crescent. Two further double bedrooms on this level provide excellent family accommodation or flexible use as guest rooms or a study.

A contemporary bathroom completes the first floor, featuring a modern suite, tiled surround, and shower over bath.

Second Floor

The upper level offers two additional spacious double bedrooms, each filled with natural light and ideal for teenagers or visiting family. A second stylish bathroom serves this floor, complete with walk-in shower and modern tiling.

Outside



To the rear of the property is a private enclosed garden, mainly laid to lawn with a paved seating area — a peaceful retreat ideal for outdoor dining. The property also benefits from parking and a garage, accessed conveniently via the rear lane. To the front, residents enjoy access to a beautiful communal garden, reserved exclusively for Powderham Crescent homeowners. This shared green space hosts regular community events such as summer picnics and fireworks displays, creating a welcoming neighbourhood atmosphere.







First Floor



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2231 ft²

Reduced headroom

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

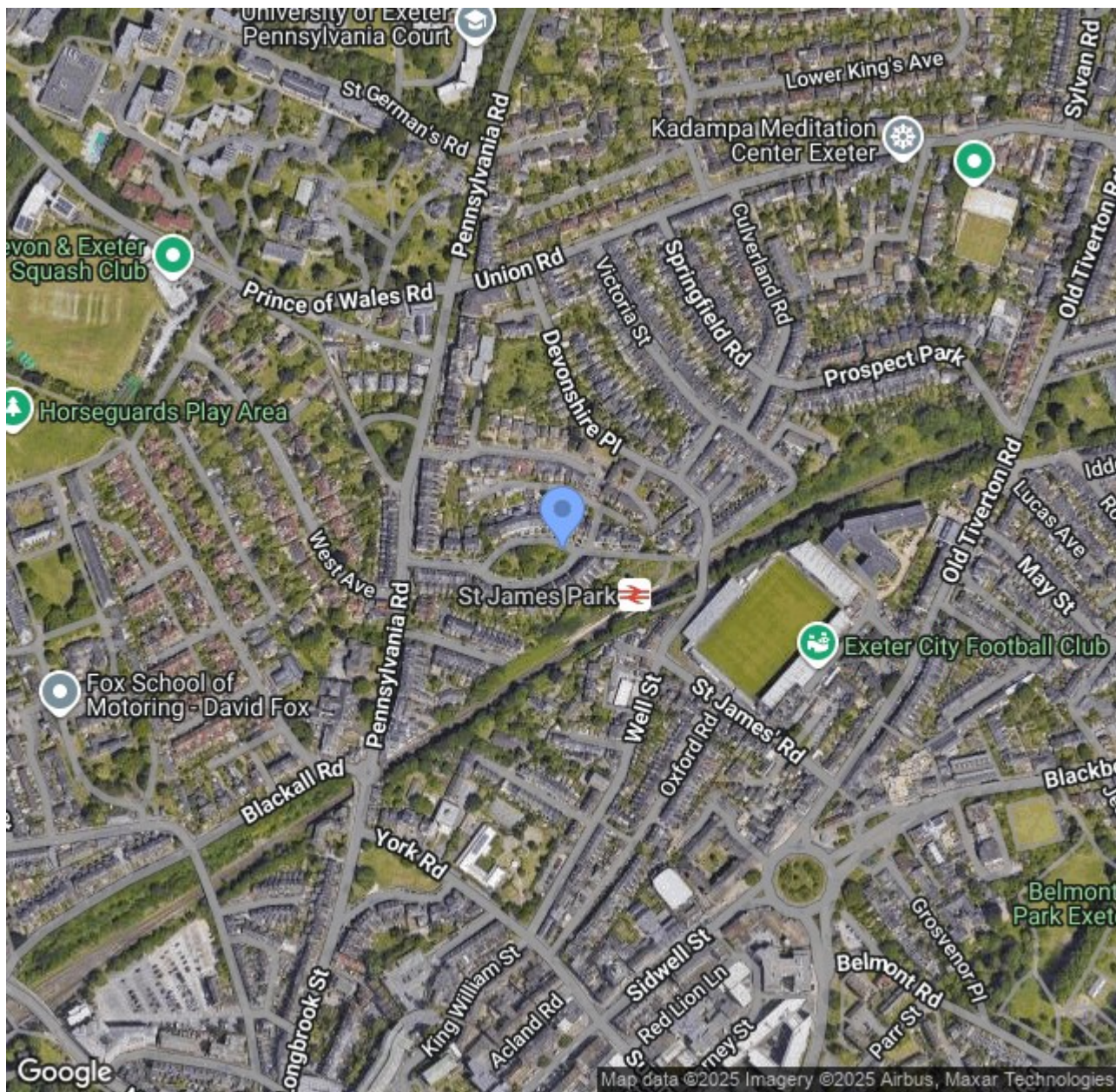
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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- Situated on one of Exeter's most desirable tree-lined crescents
- Elegant and spacious five-bedroom period townhouse offering over 2,200 sq ft of accommodation
- Beautifully presented throughout, combining Victorian character with stylish modern living
- Three reception rooms including a bay-fronted living room and formal dining room
- Stunning extended kitchen/breakfast room with vaulted ceiling, skylights and bi-fold doors to the garden
- High-quality shaker-style kitchen with island, integrated appliances and ample storage
- Five generous bedrooms arranged over two upper floors, including a large principal bedroom
- Two modern bathrooms, stylish shower room and an additional WC
- Private rear garden with lawn and patio area
- Parking and garage accessed via the rear lane — ideal for city living





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