



6, West Street





# 6, West Street

, Exeter, Devon EX1 1BA

Exeter Cathedral (0.3 miles), Exeter Quay (0.2 miles)

Nestled in the heart of Exeter, this beautifully restored two-bedroom mid-terrace home seamlessly blends historic charm with modern living

- No onward chain
- Grade II listed
- Charming character
- Exeter city centre location
- Freehold
- High quality renovations
- Historic importance
- Original & period features
- EPC - C(71)
- Council tax band - B

Offers In Excess Of £270,000

## SITUATION

Located just a short walk from Exeter's lively city centre and historic quayside, this property offers excellent access to local amenities, scenic walking routes, and a variety of shops, cafés, and restaurants. The vibrant Quayside is home to charming boutiques, pubs, and dining options, with convenient transport links. Exeter St. David's Station, just a ten-minute walk away, provides direct train services to London, while the nearby M5 ensures easy connections to the A30 and A38. With highly regarded schools, leisure facilities, and a thriving cultural scene, Exeter is a fantastic place to call home.





## DESCRIPTION

Brimming with character, this Grade II listed home has been thoughtfully restored to preserve its original charm while offering comfortable living across three floors. The ground floor features a generous reception room (formerly the shop and workshop), while the first floor hosts a separate living room and a well-appointed kitchen. Finally, the second floor comprises two bedrooms and a bathroom.

## HISTORICAL VALUE

Nestled on West Street, a location rich in heritage and home to landmarks such as St Mary's Steps Church, the famous 'House That Moved,' and remnants of the Roman city wall, this unique property carries a fascinating past. Recognised with a Blue Plaque by the Exeter Civic Society in 2018, the building was once the home and workshop of Cecil "Charlie" Brewer (1895-1985), a renowned bootmaker and pigeon breeder. From his loft here, his pigeon, Mary of Exeter, played a vital role in World War II, delivering top-secret messages and earning the prestigious Dickin Medal for animal bravery.

## SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Tenure: Freehold

EPC: C(71)

Council tax band: B

Standard, ultrafast and superfast broadband available.

EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

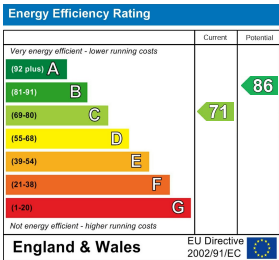
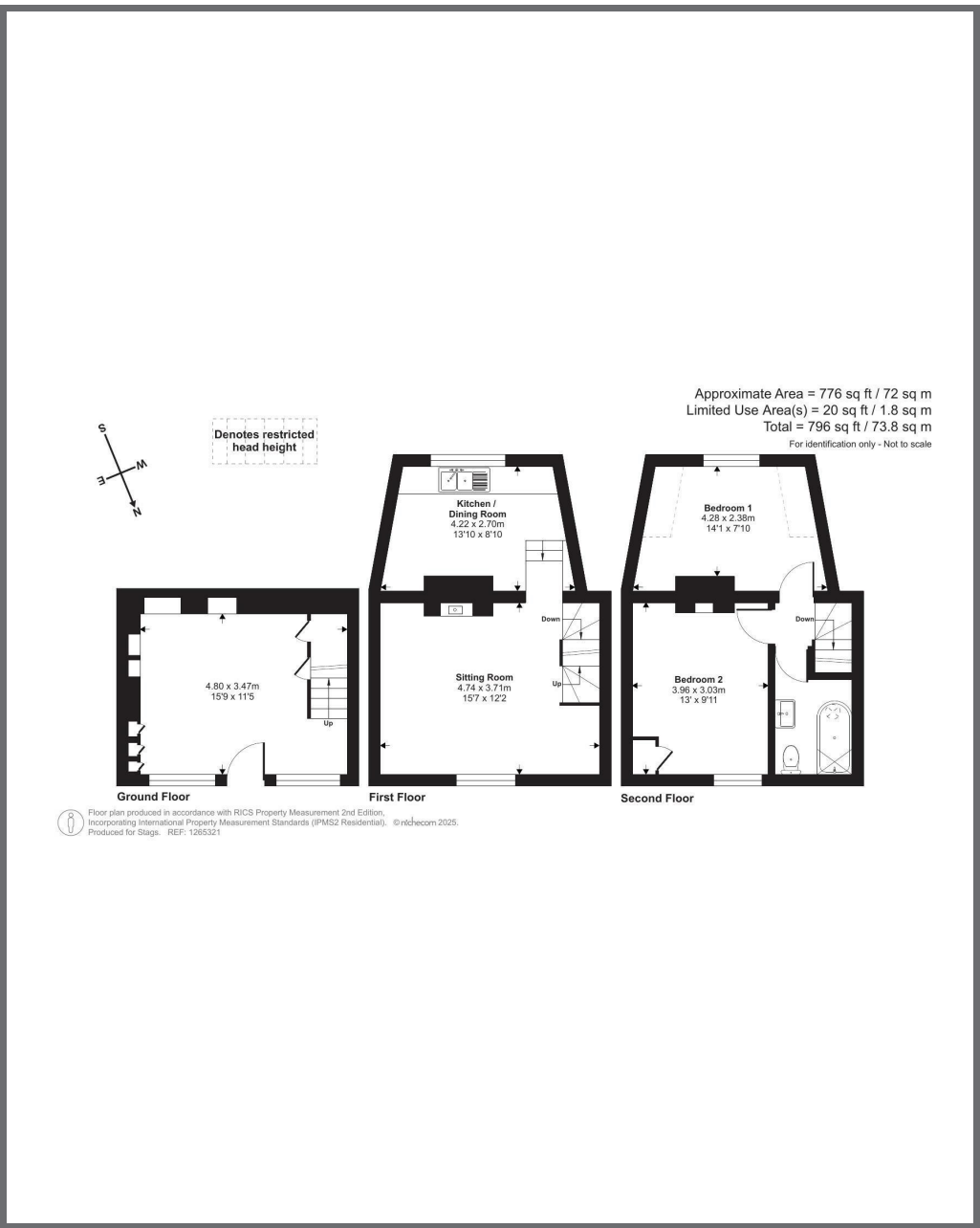
## AGENTS NOTE

Unallocated and informal parking is available at the rear of the property, though a space cannot be guaranteed. The property is situated in the central Exeter conservation area.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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