



45, Prospect Park











# 45, Prospect Park

St. James, Exeter, Devon, EX4 6NA

Exeter central station (1.2 miles), Exeter St. Davids (1.5 miles)

A stunning, Victorian Townhouse that has been lovingly modernised whilst retaining a number of period features.



- Fully modernised
- Extensive rear garden
- Five double bedrooms
- Planning permission granted Ref - 23/0429/FUL
- EPC: D(62)
- No onward chain
- Popular residential area
- Garage and parking
- Freehold
- Council tax band: E

Guide Price £800,000

## Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | [exeter@stags.co.uk](mailto:exeter@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





## SITUATION

Prospect Park is a delightful tree-lined street of period properties located in the ever-popular residential area of St James. Within close proximity to Exeter city centre, the area offers excellent access to shops, schools, Exeter University, and a wide range of cultural, sporting, and leisure amenities. The city is well connected by two mainline railway stations, with services to London Paddington and Waterloo.

## DESCRIPTION

This substantial mid-terrace Victorian townhouse has been extensively and sympathetically modernised by the current owners, combining elegant period features with a wide range of high-quality upgrades. The property provides over 2,300 sq ft of well-appointed and versatile accommodation arranged over three floors and benefits from granted planning permission for a single-storey rear extension (REF: 23/0429/FUL), with architect's drawings available to illustrate the proposed design. Since the vendor has owned the property, they have made many improvements such as restoring the front door with new fittings and a Yale lock, sanding period floorboards in the reception rooms and main bedrooms, and installing new radiators in the master and adjacent room. The first-floor bathroom has been fully upgraded, and the kitchen enhanced with a new utility room created. Externally, the front porch has been repaired, the front garden remodelled with a bin store and bike lock, and the rear garden landscaped to expand the seating area. The exterior has also been repainted, and old lead pipes have been replaced in coordination with South West Water.







## ACCOMMODATION

Upon entering through the front porch, you are welcomed into a beautifully presented hallway. To the right lies an elegant sitting room, featuring a bay window and a recently installed gas fire, creating a warm and inviting atmosphere. Adjacent is the formal dining room, complete with a gas fire, with double doors opening into a light-filled conservatory that provides seamless access to the rear garden.

A charming breakfast room with a sash window overlooking the conservatory connects through to the fully fitted modern kitchen. The kitchen includes a range of base and drawer units with worktops over, offering both style and practicality. Beyond the kitchen is a utility room and downstairs WC.

Stairs rise to the first floor, which accommodates three spacious double bedrooms and a well-appointed family shower room. The second floor comprises two additional double bedrooms, a modern shower room, and a fully fitted kitchen, offering excellent potential for use as a self-contained apartment. This upper level is ideally suited for multigenerational living, guest accommodation, or as an income-generating rental space.

## OUTSIDE

To the front, a small enclosed garden with mature shrubs and a pedestrian path leads to the main entrance. The rear garden extends to approximately 120 feet and features a generous patio, lawn, well-established borders, fruit and vegetable plots, a timber shed, and a greenhouse. At the end of the garden, double timber gates open onto a rear lane, leading to a single garage and hard standing for additional parking.

## SERVICES

Utilities: Mains drainage, gas, electricity and water (metred)

Heating: Gas central heating. Additional gas fires in sitting room and dining room

Tenure: Freehold

EPC: D(62)

Council tax band: E

Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and Vodafone mobile network available (Ofcom).

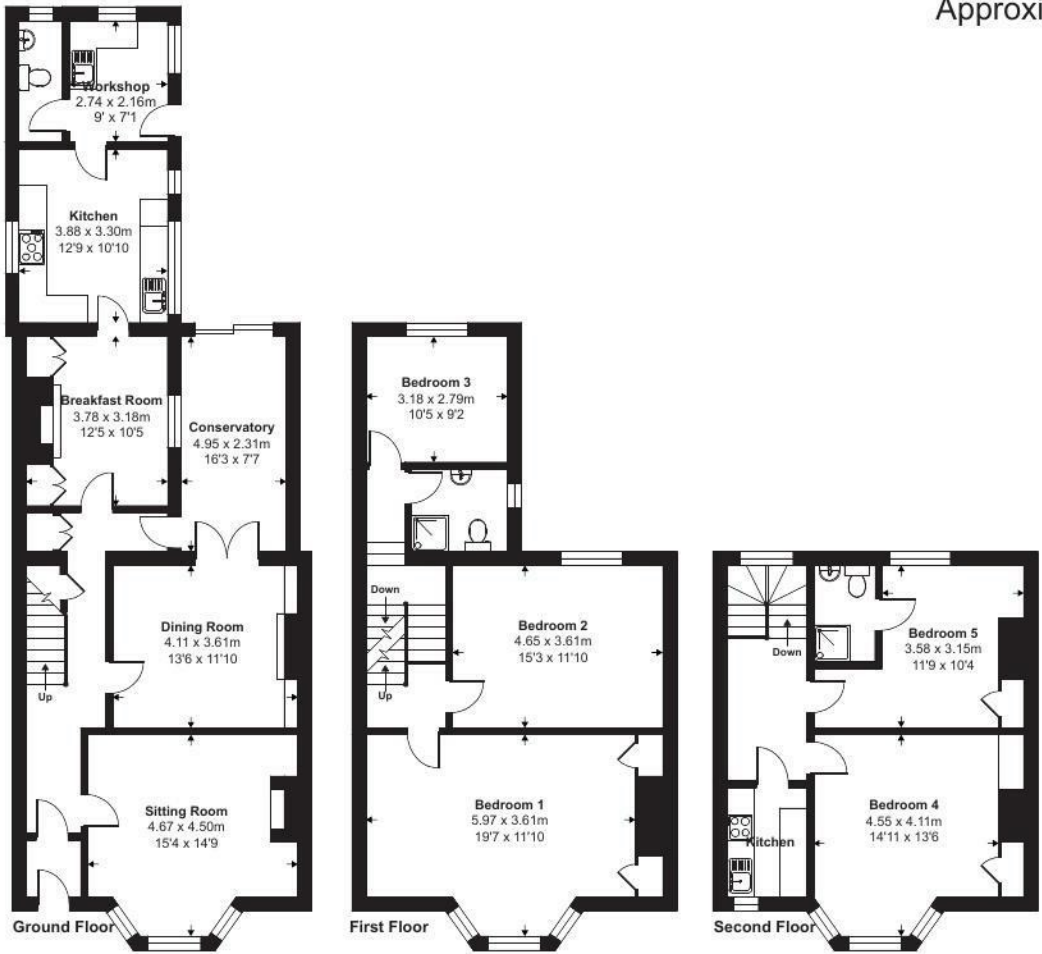
## DIRECTIONS

From the centre of Exeter head north on the Old Tiverton Road then after a short distance turn left into Prospect Park where the property is on the right.



Approximate Area = 2321 sq ft / 215.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1280503



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      | 80        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |









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