



7 Silver Terrace





# 7 Silver Terrace

Exeter, Devon, EX4 4JE

St Davids (0.5 Miles), Exeter Central (0.2 Miles), Exeter University (0.7 Miles)

A beautifully presented Grade II listed townhouse with period charm, a southwest-facing garden and flexible accommodation, all within walking distance of Exeter city centre.

- South-west facing garden
- 3/4 Double bedrooms
- Grade II listed
- Modern kitchen
- Freehold
- City centre location
- Beautifully presented throughout
- Period features
- EPC: C(70)
- Council tax band: D

Guide Price £700,000

## SITUATION

At a guide price of £700,000-£715,000, Silver Terrace enjoys a discreet position in one of Exeter's most desirable residential areas, celebrated for its period architecture and strong sense of community. Despite its tranquil setting, the property is just a short stroll from the vibrant city centre, with its wide array of shops, restaurants, cultural attractions, and leisure facilities. The "pocket park" at Little Silver in Exeter lies adjacent to the property and is a tranquil green space featuring a wildflower garden and mature trees, offering a peaceful retreat for local residents and visitors. The area is particularly well suited to families and academics, with highly regarded schools such as Exeter School and The Maynard nearby, as well as the esteemed University of Exeter and its outstanding sports facilities.

It offers excellent transport connections, including two mainline railway stations, Exeter Central and Exeter St. David's, with direct services to London Paddington and Waterloo. The M5 motorway and Exeter International Airport provide further connectivity, while the beautiful Devon countryside and coastline are close at hand, offering endless opportunities for outdoor pursuits.





## DESCRIPTION

This elegant Grade II Listed townhouse spans three storeys and offers an exceptional city centre lifestyle, combining spacious living with beautifully preserved period charm. Believed to date back to the early 19th century the property forms part of a picturesque and historic terrace.

Tastefully updated, the house seamlessly blends modern touches with original character, including sash windows, exposed wooden flooring, and ornate period fireplaces. The generous accommodation includes three well-proportioned bedrooms, a stylish sitting room, separate dining room, well-appointed kitchen, a family bathroom, additional WC, and a versatile study/fourth bedroom.

To the rear, a delightful southwest-facing courtyard garden provides a peaceful and private outdoor space – ideal for relaxing or entertaining.

## ACCOMMODATION

The ground floor welcomes you with a light-filled sitting room and an adjoining dining room, both boasting generous proportions and period detailing. The stylish galley kitchen extends to the rear of the property, offering direct access to the courtyard and garden beyond which perfect for entertaining or enjoying a quiet morning coffee.

Upstairs, the first floor hosts the impressive principal bedroom, along with a contemporary bathroom fitted with a freestanding bath and separate shower. The second floor comprises two further double bedrooms, both well-proportioned and full of natural light.

Adding to the property's unique appeal is an additional, self-contained room accessed via its own staircase. This makes an ideal home office, studio or fourth bedroom, offering superb flexibility for modern living.

## OUTSIDE

The beautifully maintained southwest-facing garden offers a peaceful retreat with a red brick path, mature planting, and a charming seating area. Enclosed by white-painted walls and trellises, it enjoys plenty of afternoon and evening sun which is perfect for relaxing or entertaining.

## AGENTS NOTES

The vendor advises that the property is Grade II Listed and sits within the St Davids Conservation Area. The property also benefits from Residents Parking Permits that can be applied for.

## SERVICES

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

Drainage: Mains drainage

Heating: Gas

Tenure: Freehold

EPC: C(70)

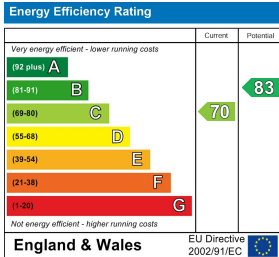
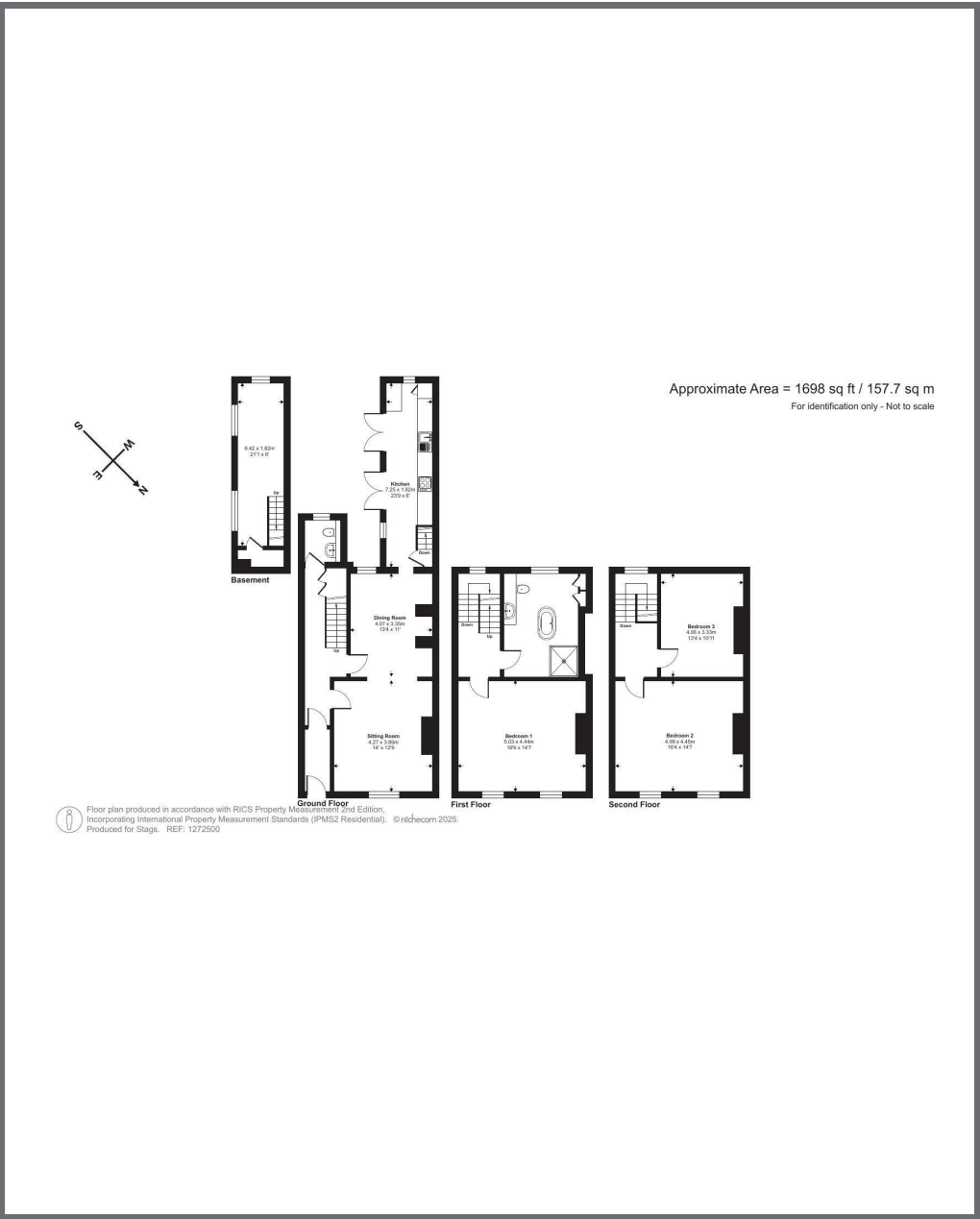
Council tax band: D

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





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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