



9, Cavendish Road



STAGS

9, Cavendish Road

, Exeter, EX1 2PB

John Lewis (0.9 miles), Waitrose (0.4 miles).

A striking, architect-designed townhouse offering spacious and stylish split-level accommodation with a private roof terrace, garden and stunning views.

- No onward chain
- Three double bedrooms
- Roof terrace
- Spacious accommodation
- EPC: C(69)
- City centre location
- Kitchen/Diner
- Views
- Freehold
- Council tax band: D

Guide Price £425,000

SITUATION

Cavendish Road is a peaceful no-through road tucked away off Mont-Le-Grand, in one of Exeter's most desirable residential locations. The property is within walking distance of Waitrose, Heavitree's local amenities, the city centre, and several highly regarded state and independent schools. Both the RD&E Hospital and Exeter School are nearby, while the area also enjoys convenient access to public transport links, the M5 motorway, and Exeter Airport.

DESCRIPTION

Designed by an architect in the 1970s, this distinctive townhouse offers light-filled and spacious accommodation with a stylish split-level layout. The property has been beautifully maintained and thoughtfully arranged, with an emphasis on natural light and elevated views. With three double bedrooms, a double-height sitting room, private roof terrace and rear garden, this unique home is perfectly suited for modern living. Offered to the market with no onward chain.



ACCOMMODATION

The property opens into a bright entrance hall featuring a stunning natural ash staircase with glass balustrades. The kitchen/dining room on the ground floor is well-appointed with white units and offers space for a family table, with sliding patio doors opening to the rear garden. A few steps lead down to a lower hall, with access to Cavendish Road and a versatile third double bedroom. On the first floor is an elegant double-height sitting room with tall front-facing windows, a spacious second bedroom, and a modern shower room. The top floor is home to the generous principal bedroom, complete with far-reaching views, built-in storage, and a sleek en-suite shower room. A useful storage cupboard is located off the second-floor landing.

OUTSIDE

The property benefits from two private outdoor spaces. The enclosed rear garden is laid to patio for ease of maintenance, while the superb roof terrace is accessed from the second-floor landing and offers a peaceful and private retreat with lovely elevated views.

SERVICES

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

Drainage: Mains drainage

Heating: Gas

Tenure: Freehold

EPC: C(69)

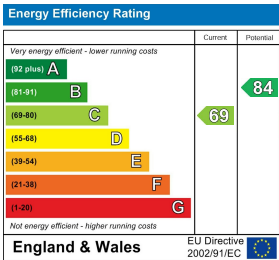
Council tax band: D

AGENTS NOTE

The vendor has informed us of a pending planning application for necessary improvements to the roof. Please contact agent for further information. Please also note that the property is located within the Mont Le Grand Conservation Area and there are historic covenants on the title dated from 1886. Please enquire with agent for further information.



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.

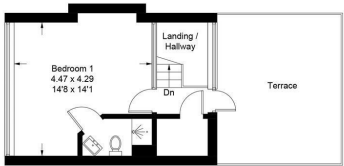


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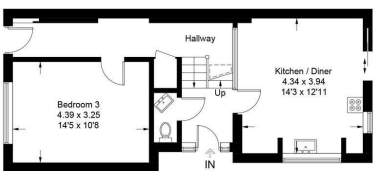
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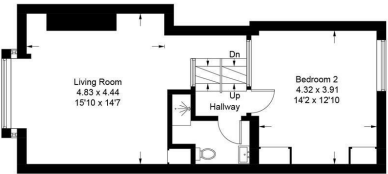
Approximate Gross Internal Area = 120.0 sq m / 1292.08 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185708)