



Wembury, New North Road











# Wembury, New North Road

Exeter, Devon, EX4 4AG

Exeter Cathedral (0.9 Miles), St. Davids Train Station (0.4 Miles), Hoopern Valley (0.2 Miles), Exeter University (0.4 Miles).

A distinguished and elegant 1920s detached residence with generous accommodation, stunning gardens and set less than a mile from the city centre.

- Five well-proportioned bedrooms
- Self contained annexe potential
- Great views to the rear
- City centre location
- EPC: D(64)
- Principal bedroom with en-suite
- Ample off-road parking and garage
- Large south westerly private garden
- Freehold
- Council tax band: G

Offers Over £1,050,000

## 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

Wembury enjoys a prime position on the sought-after New North Road, just under one mile from Exeter's bustling High Street. This convenient location offers picturesque views and easy access to the city's exceptional amenities, including the university campus, Exeter St. David's railway station, and a variety of excellent schools. The area is well served by local bus routes and is within close reach of the city's historic quayside, Princesshay shopping centre, and a vibrant selection of restaurants and cafés. Exeter also offers direct rail links to London Paddington and an international airport.

## DESCRIPTION

This exceptional 1920s detached house offers spacious and beautifully proportioned accommodation, ideal for family life and entertaining. The property seamlessly blends period charm with modern living, retaining many original features such as woodblock flooring, stained glass windows, and moulded coving, while benefitting from a stylishly refitted kitchen and updated bathrooms. In addition to five bedrooms and two large reception rooms, the property also boasts the potential for a self-contained annexe which would be perfect for multi-generational living, guest accommodation, or independent rental (subject to any required consents). The home is set within mature, well-screened gardens of approximately one third of an acre, enjoying a bright south-westerly aspect and excellent privacy.

## ACCOMMODATION

The accommodation opens with a welcoming entrance vestibule featuring period tiled flooring, leading into a generous reception hall with elegant staircase and woodblock flooring. The principal sitting room enjoys a triple aspect, with large bay windows and a glazed door opening to the rear garden, offering expansive countryside views. A modern 'floating' gas fire, exposed beams, and dual radiators complete the space. The formal dining room benefits from a rear bay window and French doors to the garden, along with a stylish gas fire and exposed floorboards. The modern kitchen/breakfast room is ideal for everyday family life, with windows front and rear, a comprehensive range of high-spec fitted units, integrated appliances, and ample space for a dining table.

Upstairs, the elegant turning staircase leads to a generous landing and five bedrooms, including a superb principal suite with extensive fitted wardrobes and an en suite shower room. The remaining bedrooms (three doubles and a single) enjoy pleasant outlooks and share a stylish family bathroom with separate shower enclosure. A large, boarded loft space with fitted ladder and light offers potential for further accommodation (subject to planning).







## OUTSIDE

Wembury is approached via a double in-and-out driveway with five-bar gates and offers parking for multiple vehicles. The generous front garden features lawned areas, mature borders, and raised beds, all screened by established trees for added privacy. To the rear, the delightful south-westerly facing garden is a particular highlight and beautifully landscaped with lawns, tiered flowerbeds, and a sun deck with awning. A five-bar gate to the side provides further access to the front. The large garage offers power, lighting, and eaves storage, and has an internal door to the annexe utility area. The total plot extends to just over a third of an acre.

## SERVICES

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

Drainage: Mains drainage

Heating: Gas central heating - update installed December 2019 with Tado Smart

Valves on all radiators

Tenure: Freehold

EPC: D(64)

Council tax band: G

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

## DIRECTIONS

From the city centre, proceed to the Clock Tower and continue along New North Road towards the University. Pass the entrance to the Taddyforde Estate and the property will be found on the left-hand side.

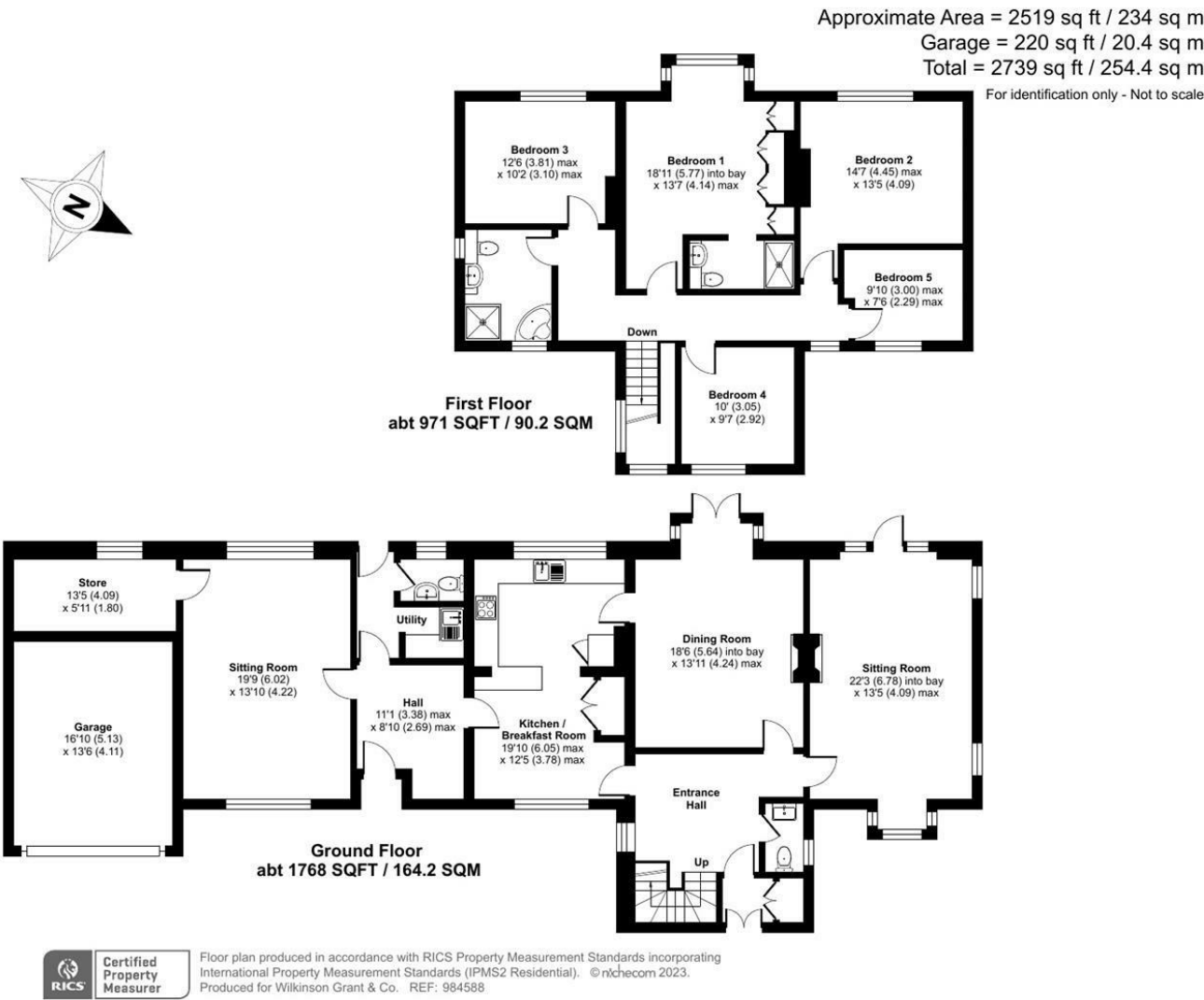
## AGENTS NOTE

Please note that the property is situated in the Taddyforde 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.



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







