



8 Queens Terrace



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Exeter, Devon, EX4 4HR

Exeter Central Train Station (0.2 miles), Exeter Cathedral (0.5 miles)

A beautifully proportioned period townhouse with flexible living space and a private walled garden, close to Exeter city centre.

- Attractive period townhouse
- City centre location
- Five bedrooms plus attic room
- Walled garden
- Freehold
- Grade II listed
- No onward chain
- Generous kitchen/dining room
- Large sitting room
- Council tax band: E

Guide Price £725,000

SITUATION

Queens Terrace occupies a highly convenient position in the popular St David's area of Exeter, within walking distance of the city centre. The property is well placed for both Exeter Central and Exeter St David's train stations, while a wide range of shops, cafés, restaurants, and cultural attractions, including theatres, galleries, and museums, are all easily accessible. Exeter itself is one of the South West's most thriving cities, offering excellent shopping, leisure, and educational facilities.

DESCRIPTION

A substantial and charming period townhouse arranged over five floors, 8 Queens Terrace offers flexible family accommodation with a bright and airy feel throughout. The property retains many period features and benefits from versatile living space, including a large sitting room with a working woodburning stove, an ample kitchen/dining room, and an attic room ideal for a home office or additional bedroom. This attractive home combines central city convenience with the benefits of private outdoor space, including a walled rear garden with mature flowerbeds and two apple trees.



ACCOMMODATION

The property provides well-planned accommodation over five floors, beginning with a spacious lower ground floor kitchen/dining room, offering generous storage and workspace, perfect for family meals and entertaining. On the ground floor there is a large sitting room with a working woodburning stove, bright rear aspect, and access to the garden, together with a cloakroom. The first floor features two well-proportioned bedrooms and a family bathroom with a traditional claw-foot bath, while the second floor offers two further bedrooms, a modern shower room, and a fifth double bedroom currently used as a study. A small staircase leads to the top floor attic room, currently arranged as a double bedroom but suitable for a home office, gym, or additional living space.

OUTSIDE

The property enjoys a generous walled rear garden accessed from the sitting room, kitchen, and cloakroom. There is a patio area, large lawn, established shrubs and a apple tree. Attractive stone steps with decorative metal balustrades lead up to the front entrance.

SERVICES

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

Drainage: Mains drainage

Heating: Gas central heating and wood burning stove.

Tenure: Freehold

EPC: D(67)

Council tax band: E

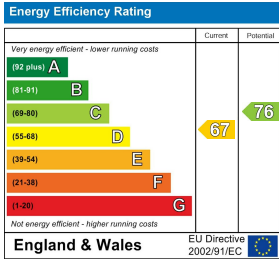
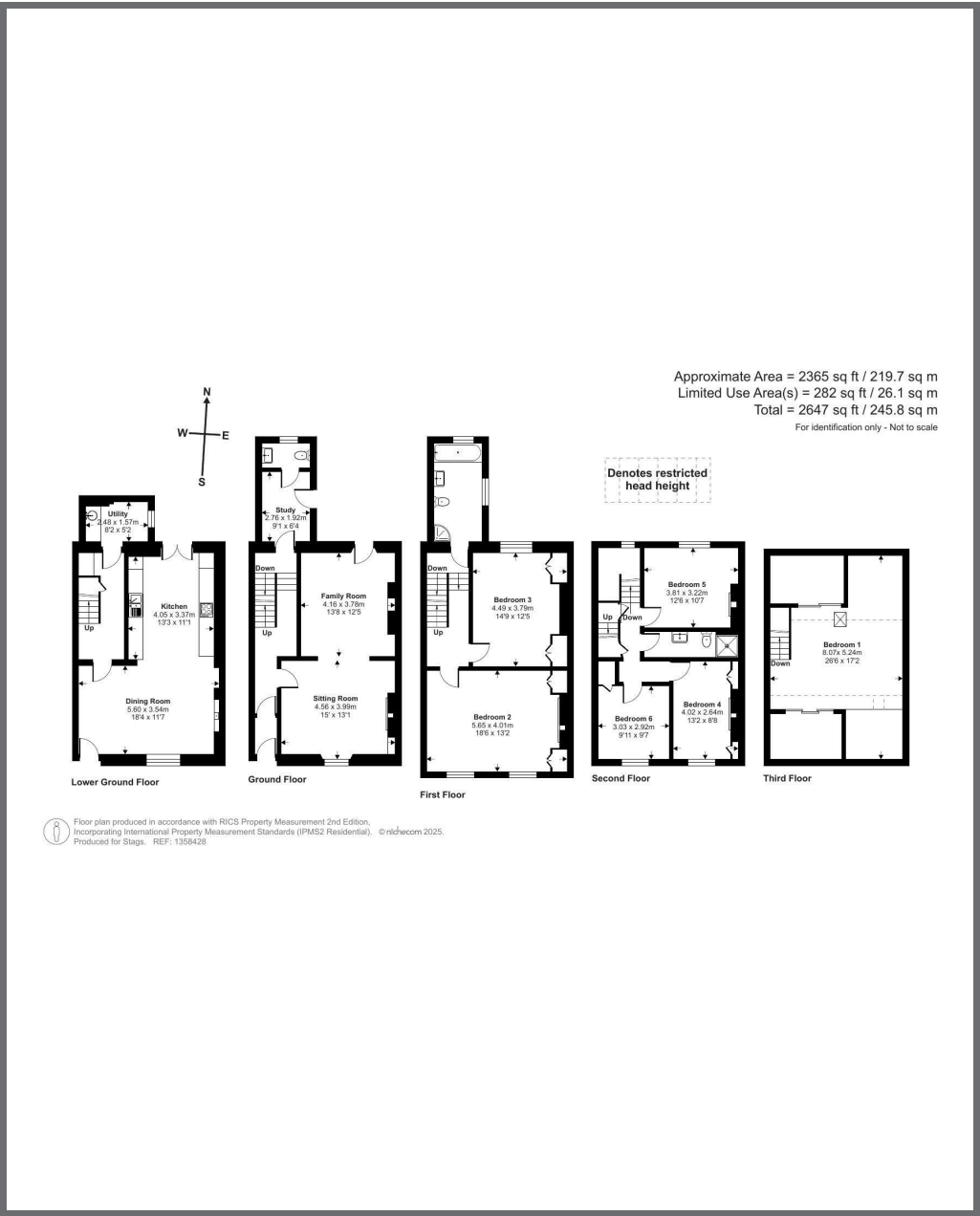
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTE

Please note the property is situated in St. David's 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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