



SALUTARY MOUNT

HEAVITREE, EXETER, EX1 2QE



Robert Williams

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“ Located in Heavitree this stunning period family home offers extensive, modern & versatile accommodation ”.



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HEAVITREE, EXETER, EX1 2QE

This stunning Grade II Listed Regency townhouse is situated near the amenities of Heavitree and the RD&E Hospital, in a highly sought-after residential area of Exeter.

- **IMMACULATE PERIOD PROPERTY**
- **RENOVATED BY CURRENT OWNERS**
- **DESIRABLE LOCATION**
- **OFF STREET PARKING**
- **IDYLIC & EXTENSIVE PRIVATE GARDEN**

The PROPERTY

The versatile accommodation, spread over four storeys and exceeding 3,000 sq ft, includes five bedrooms, a sitting room, a dining room, a first-floor family bathroom, a ground-floor shower room, an off landing study area, and a substantial cellar used for storage, a wine store, and a bar.

The current owners have improved the property throughout creating a truly stunning contemporary family home offering flexible modern living within a period property, located centrally in Exeter, while boosting a wonderful rear garden and off street parking.

The OUTSIDE

The extensive rear walled rear garden is largely laid to lawn with plentiful borders and several mature trees to one side, adding the privacy of this wonderful city oasis. For parking there is a driveway leading to the side of the property with secure gates opening to the private parking area for the house enabling three vehicles to park. There are brick built steps leading from the parking area to the garden.





THE LOCATION



Salutary Mount is located in Heavitree, on the eastern side of Exeter, a cathedral and university city. The property is just over a mile from the city centre and within easy reach of the RD&E Hospital, while benefiting from local amenities such as public houses, Co-Op and Waitrose supermarkets, a doctor's surgery, a post office, and independent cafes and restaurants. Local primary schools include Ladysmith Nursery/Primary and St Michael's Academy. Exeter, situated on the River Exe, offers a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities, and excellent shopping and dining opportunities. The M5 is easily accessible to the east of the city at junction 29, which connects to the A30 and A38 trunk roads. There are two mainline railway stations offering regular services to London

HISTORY

This stunning Grade II Listed Regency townhouse is situated near the amenities of Heavitree and the RD&E Hospital, in a highly sought-after residential area of Exeter. Believed to have been designed by the renowned architect Matthew Norsworthy around 1812, this grand home has been meticulously renovated by the current owners to restore its charm and character while creating a bright and spacious modern living environment.

DIRECTIONS

From the centre of Exeter, head east on Heavitree Road, passing Waitrose. Continue onto Fore Street, where the property is located on the right opposite Heavitree United Reform Church.

5  bedrooms 1  bathrooms
3  receptions 3  car spaces

Local Authority: Exeter Council

Council Tax Band: F

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D





24 Salutory Mount

Approximate Gross Internal Area = 288.9 sq m / 3110 sq ft

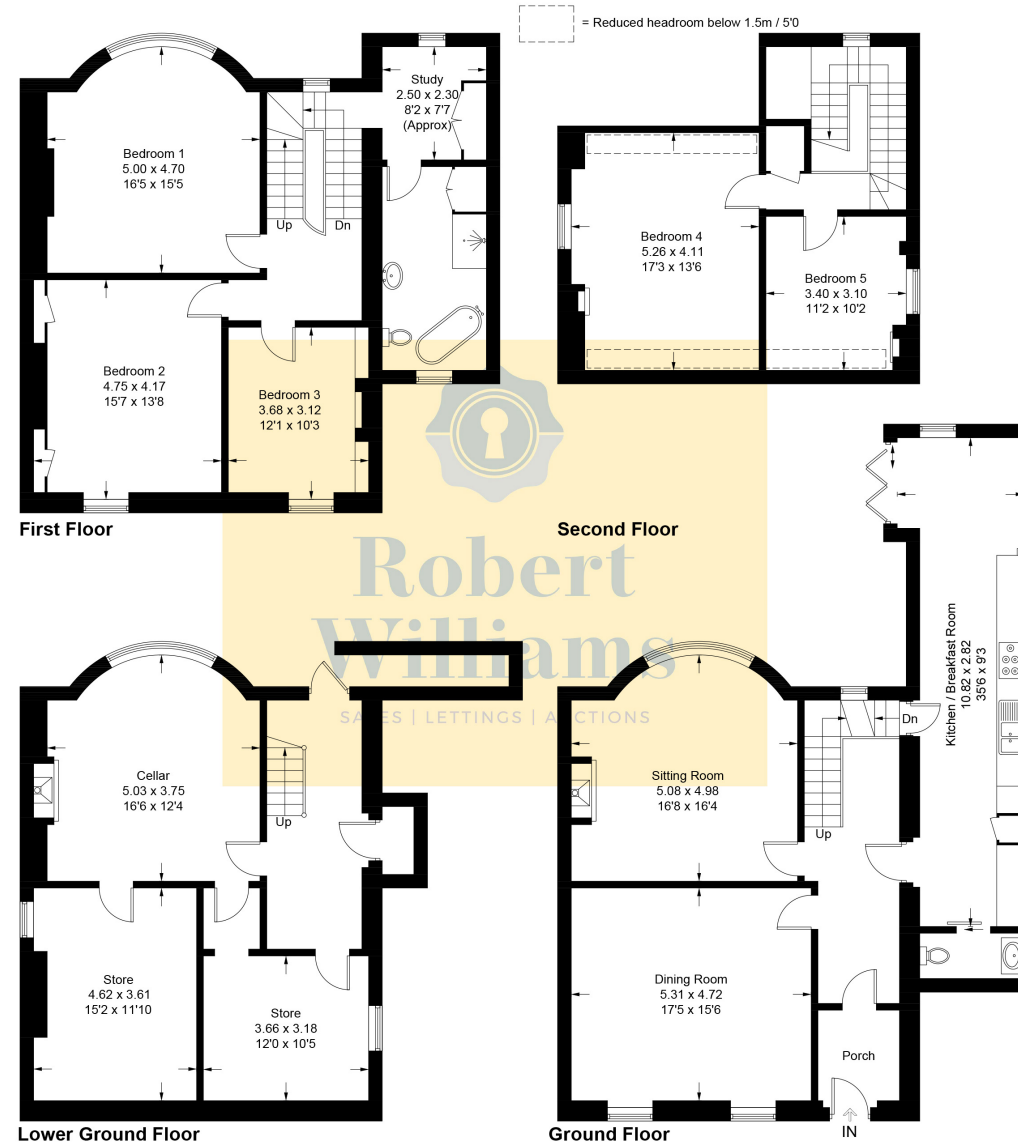


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