



HONITON ROAD

EXETER, EX1 3EW



Robert Williams

SALES | LETTINGS | AUCTIONS

“This impressive 1930's semi-detached home has plenty to offer including 5 bedrooms and extensive garden”.



HONITON ROAD

EXETER, EX1 3EW

This impressive 1930s semi-detached family home offers a rare opportunity to acquire a spacious and thoughtfully extended residence. Ideal for modern family living, the five-bedroom property is beautifully presented throughout and provides over 2,000 sq ft of versatile accommodation.

THE PROPERTY

A generous entrance hallway welcomes you into the home, leading to the main reception rooms and kitchen, with a convenient cloakroom located just off the entrance. At the front, the large bay-fronted sitting room features a woodburner and bespoke fitted cupboard and shelving unit, creating a warm and inviting space. The study is another generously sized room with built-in storage and a front aspect, offering flexibility as a second sitting room or playroom.

To the rear, the open-plan kitchen/dining room overlooks the garden and is bathed in natural light thanks to patio doors and a large Velux window. Perfect for entertaining, the kitchen includes ample cupboard and drawer storage, a double oven, full-height integrated fridge and freezer, and a five-ring induction hob with extractor. There is space for a freestanding dishwasher. A rear door leads to a separate utility room housing the washing machine, with further access to the garden.

Upstairs, the first floor comprises four bedrooms—three of which are spacious doubles, two with built-in wardrobes. A modern family bathroom completes this level, featuring a white three-piece suite and a separate double shower cubicle with mixer shower. The second floor offers a bright and spacious loft conversion, providing a fifth double bedroom and a stylish shower room. Velux windows on both sides fill the space with light, and there are several useful eaves storage cupboards. The shower room features a shower cubicle, wash basin, and WC.





OUTSIDE

Externally, the property benefits from a large hardstanding area at the front, offering parking for several vehicles. A side driveway leads to a separate single garage. The rear garden is a standout feature—extending approximately 160 ft, which is exceptionally rare for a city property. It boasts a well-maintained lawn, mature borders, a vegetable patch, two sheds, and multiple seating areas, making it ideal for keen gardeners or families seeking generous outdoor space.

THE LOCATION

Set back from Honiton Road, the house enjoys a convenient location with excellent access to Exeter city centre, nearby business districts, and key transport routes to the east of the city. M5 Junction 29 is just a few minutes' drive away, and Exeter Airport can be reached within 10 minutes. The location is ideal for accessing a number of local schools and nurseries, with St Peter's School within walking distance.

OUR OPINION

This is a genuinely rare opportunity to acquire a home of this quality and size within the immediate area. The garden in particular is something quite special, and for a growing family this could easily become a 'forever home'. We highly recommend early viewing.

5



bedrooms

2



bathrooms

3



receptions

4+



car spaces

Local Authority:

Exeter City Council

Council Tax Band:

E

Tenure:

Freehold

Heating:

Gas Central Heating

Services:

Mains water and drainage

Energy Efficiency Rating:

C





Honiton Road, Exeter, EX1

Approximate Area = 2179 sq ft / 202.4 sq m

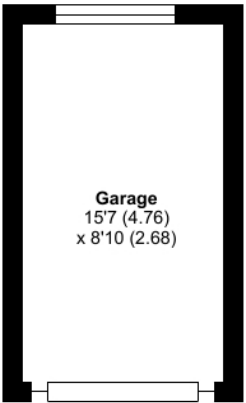
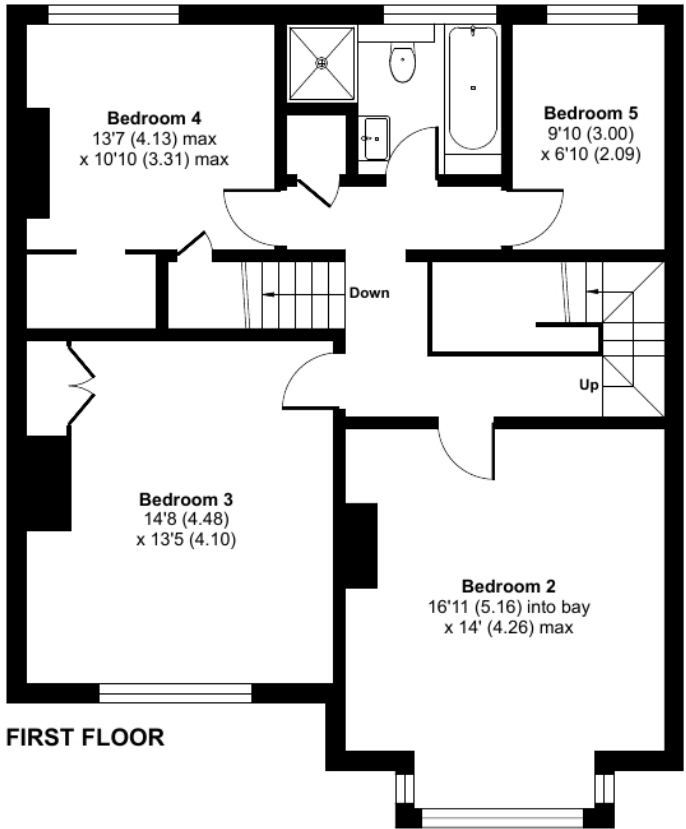
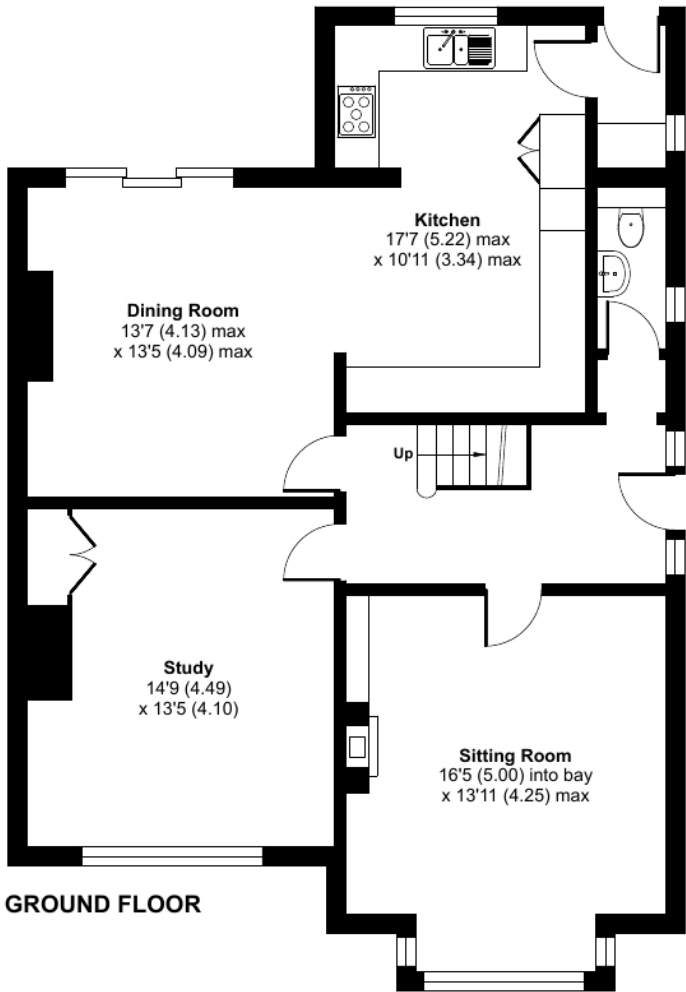
Garage = 137 sq ft / 12.7 sq m

Total = 2316 sq ft / 215.1 sq m

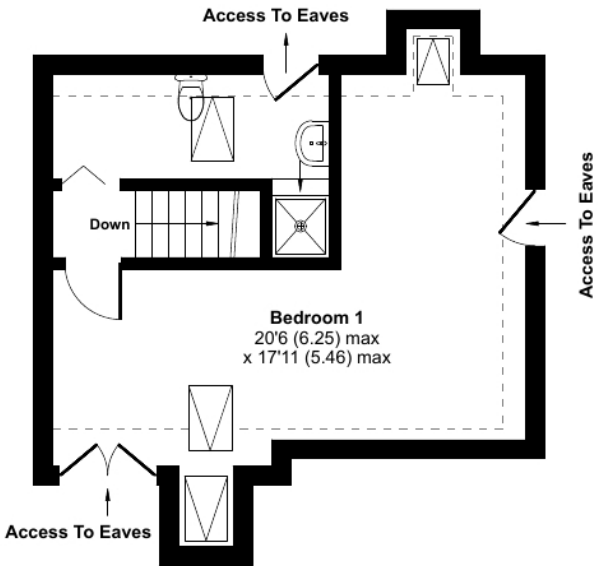
For identification only - Not to scale



Denotes restricted head height



GARAGE





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.