



TRAFALGAR ROAD

EXETER, EX2 7GF



Robert Williams

SALES | LETTINGS | AUCTIONS

“A modern 3 bed home which offers some great features including conservatory and South-facing garden”.



TRAFALGAR ROAD

EXETER, EX2 7GF

A stylish and modern three-bedroom semi-detached home, located within a contemporary development on the south-western edge of Exeter. Offering a combination of modern living and convenience, this property is ideal for families or professionals seeking comfort, style, and accessibility.

Upon entering, a hallway leads to the living room, downstairs WC and staircase to the upper floor. The spacious front aspect living room leads through to the open plan kitchen/dining room. The modern kitchen boasts generous work surfaces and integrated appliances. There is ample space for a dining table/chairs. French doors lead to the conservatory which is a pleasant additional space and usable all year round.

Upstairs, there are three well-proportioned bedrooms—two doubles and a versatile single that could serve as a home office. The master bedroom benefits from a modern en-suite shower room, while the family bathroom completes the first floor accommodation.

Outside, the property benefits from a private driveway with off-road parking in front of the single garage, which has been divided to create a useful study or storage space. The rear garden is south facing and includes gravel and lawn areas with mature borders, as well as a shed and bin store, with side access to the front.



3

bedrooms

2

bathrooms

1

receptions

2

car spaces

Local Authority:

Exeter City Council

Council Tax Band:

D

Tenure:

Freehold

Heating:

Gas Central Heating

Services:

Mains water and drainage

Energy Efficiency Rating:

C



Trafalgar Road, Exeter, EX2

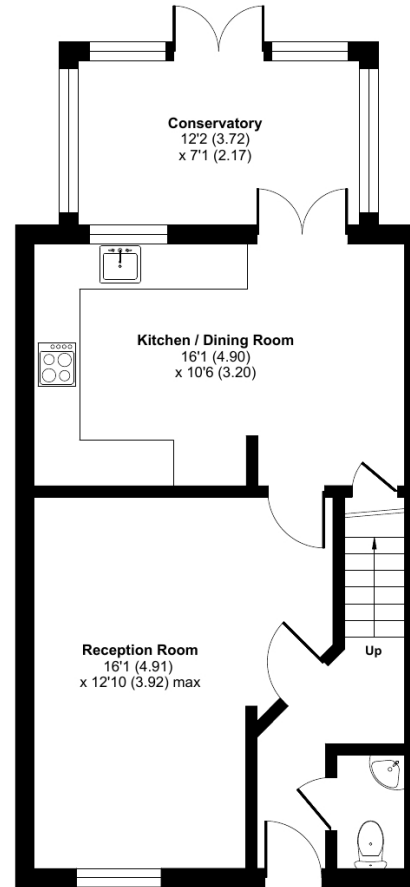
Approximate Area = 968 sq ft / 89.9 sq m

Garage = 202 sq ft / 18.7 sq m

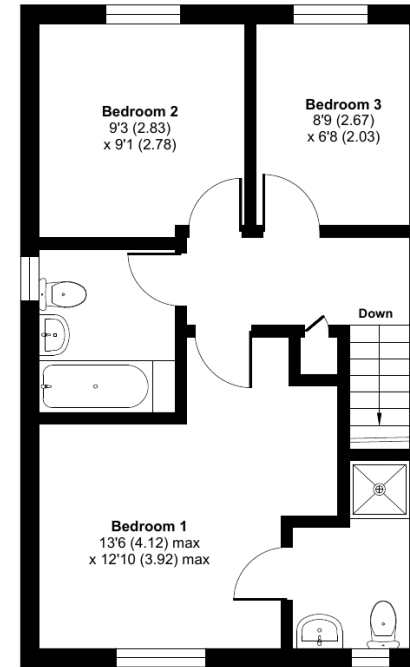
Outbuilding = 34 sq ft / 3.1 sq m

Total = 1204 sq ft / 111.7 sq m

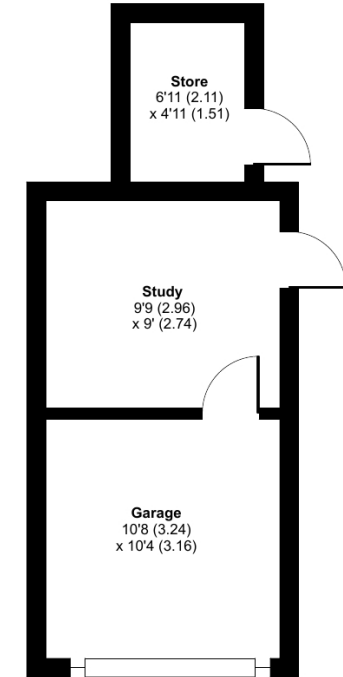
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Robert Williams Ltd. REF: 1365243



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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.