



27 Howell Road, Exeter, Devon





A semi-detached house **with two self-contained apartments** in a sought-after Exeter location with private parking.

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**Summary of accommodation**

**Ground Floor:** Sitting room | Kitchen | One bedroom | Bathroom

**First Floor:** Sitting room | Kitchen/dining room

**Second Floor:** Two bedrooms, one with en suite shower | Bathroom

**Outside:** Balcony | Gardens

**Distances**

Exeter city centre 0.4 miles, Exeter St. David's station 0.6 miles (2 hours to London Paddington)

M5 (Jct 29) 3.5 miles, Exeter Airport 5.0 miles (1 hour to London City Airport)

(All distances and times are approximate)



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## Location

The property is in a coveted residential setting in the Duryard and St. James area of the city, within easy reach of local amenities and with the beautiful Devon countryside just moments away. The northern suburbs of Exeter have several everyday amenities, including local shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries and pharmacies. Exeter city centre is just over a mile away, and offers a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants, including John Lewis.

The area has plenty of leisure activities to choose from, with several sports and leisure clubs within easy reach, golf at Exeter Golf and Country Club, rugby, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to several sandy beaches within 15 miles of the property.

There are excellent transport links, with easy access to the M5, while the city's mainline stations offer direct services to London Paddington and Waterloo. Exeter International Airport, five miles away, provides an ever-increasing number of domestic and international flights including twice daily flights to London City.



Schooling in the area includes outstanding-rated state schools and several excellent independent schools in and around the city. Within two miles of the property, you will find Stoke Hill Infant and Nursery School, Exeter Mathematics School and Exeter College, all rated 'outstanding' by Ofsted, as well as the independent St. Wilfrid's School and Exeter Cathedral School.

## The property

Located within a conservation area, 27 Howell Road is a comfortable semi-detached home with flexible accommodation. The property is currently arranged as a ground-floor flat with a two-bedroom, split level apartment on the first and second floors, and features attractive character detailing including ceiling cornicing and original fireplaces.

The ground floor apartment features a well-presented sitting room with a bay window, as well as a full-equipped kitchen, one double bedroom which opens onto the rear garden, as well as a family bathroom.

Upstairs there is separate accommodation spread across the first and second floors. Access is either via the internal staircase or via stairs leading to the balcony, which provides an entrance to the kitchen and dining room.





The first floor features a sitting room with a dual aspect and an attractive cast-iron fireplace. There is also a well-proportioned kitchen and dining room with fitted units to base and wall level and integrated appliances, including a double oven and a hob with an extractor hood. The dining area has space for a dining table for family meals.

On the upper level there are two double bedrooms of similar proportions. These include the principal bedroom with its en suite shower, and a second bedroom with extensive built-in storage and a dual aspect. The second floor also includes a family bathroom with an over-bath shower.

## Garden and grounds

At the front of the property there is a parking area and a part-covered seating area with space for pot plants. There is a further paved garden to the rear, which includes an ornamental pond. Stairs lead to the balcony, which offers space for al fresco dining for the upper apartment.

## Services

Mains water, gas and electricity.

## Directions

Postcode: EX4 4LR

what3words: ///ruler.elaborate.shakes

## Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band A

EPC Rating: D

Guide Price: £650,000



## Approximate Gross Internal Floor Area

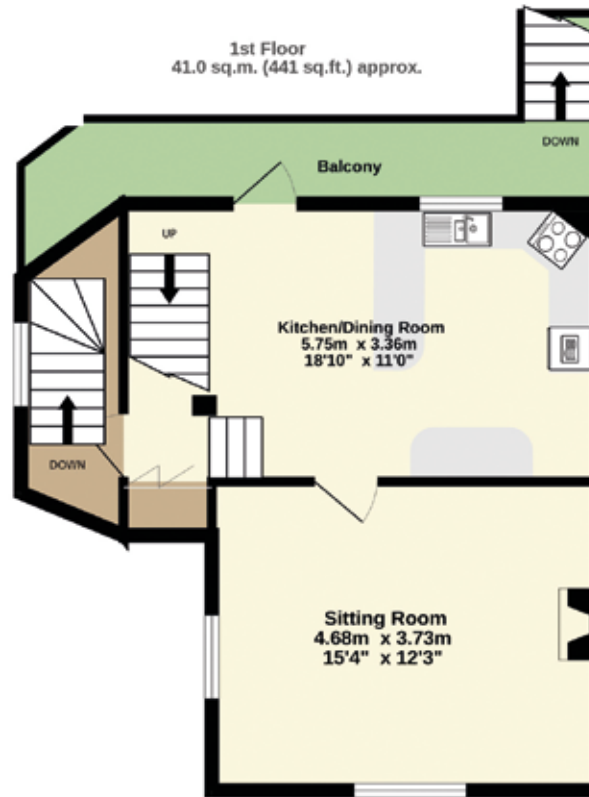
120.3 sq m (1294 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

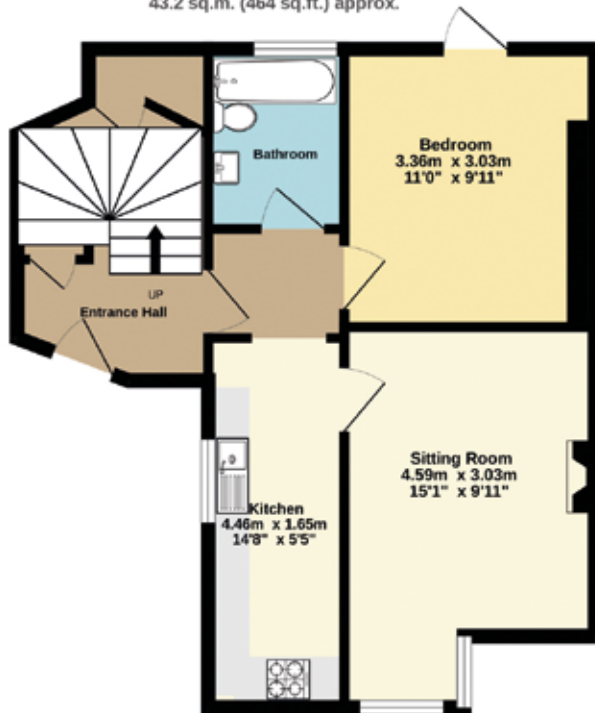
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



1st Floor  
41.0 sq.m. (441 sq.ft.) approx.



Ground Floor Flat  
43.2 sq.m. (464 sq.ft.) approx.



2nd Floor  
36.1 sq.m. (388 sq.ft.) approx.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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