



8 Richmond Road, Exeter, Devon





A fine period townhouse with **beautifully appointed** accommodation, in a sought-after Exeter setting.

Summary of accommodation

Lower Ground Floor: Dining room | Kitchen/breakfast room | Plant room

Ground Floor: Drawing room | Sitting room/games room | Bar area | Cloakroom

First Floor: Drawing room/bedroom | Bathroom | Shower room

Second Floor: Two bedrooms, one en suite

Third Floor: Two further bedrooms

Secondary Accommodation: Cellar | Wine cellar

Outside: Garden

Distances

Exeter city centre 0.2 miles, Exeter St. David's station 0.6 miles (2 hours to London Paddington)

M5 (Jct 29) 4.1 miles, Exeter Airport 5.7 miles (1 hour to London City Airport)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

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 is of the highest standard, with 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

8 Richmond Road is a handsome period townhouse with more than 3,000 square feet of stylishly appointed accommodation, arranged across five levels. The property is set in a highly desirable position less than half a mile from Exeter town centre and includes up to five bedrooms, as well as spacious, airy reception rooms with modern décor and high-quality fittings throughout.





The lower ground floor has a formal dining room to the front, with wooden flooring and space for a family dining table. Towards the rear, the kitchen features sleek, contemporary fittings including a central island with a breakfast bar, plenty of storage and integrated appliances. The cellar provides further storage space, as well as a wine store.

On the ground floor there is further space in which to relax, including the drawing room and the sitting room or games room, both of which are adjoined in a semi open-plan layout. There is also a bar area, making the space ideal for entertaining guests.





Five bedrooms are arranged across the first, second and third floors, including a generous principal bedroom on the first floor, which could be used as a further reception room if required. The first floor also has a shower room and a large, luxury bathroom with a central, freestanding bathtub, dual washbasins and a separate shower unit.

There are two further bedrooms on both the second and third floors, all of which are well-presented and similarly proportioned. These include one bedroom en suite on the second floor.

Garden and grounds

At the front, the property opens onto Richmond Road, with a sunken courtyard below, which brings light to the lower ground level. At the rear, the walled garden includes a patio area and a paved pathway, with an area of level lawn. There is also off-street parking for up to two vehicles at the rear, with access to the house via the rear garden.

Services

xxx

Directions

Postcode: EX4 4JA

what3words: ///cattle.pinks.bets)

Property information

Tenure: Freehold
 Local Authority: Exeter City Council
 Council Tax: Band F
 EPC Rating: C
 Guide Price: £000,000

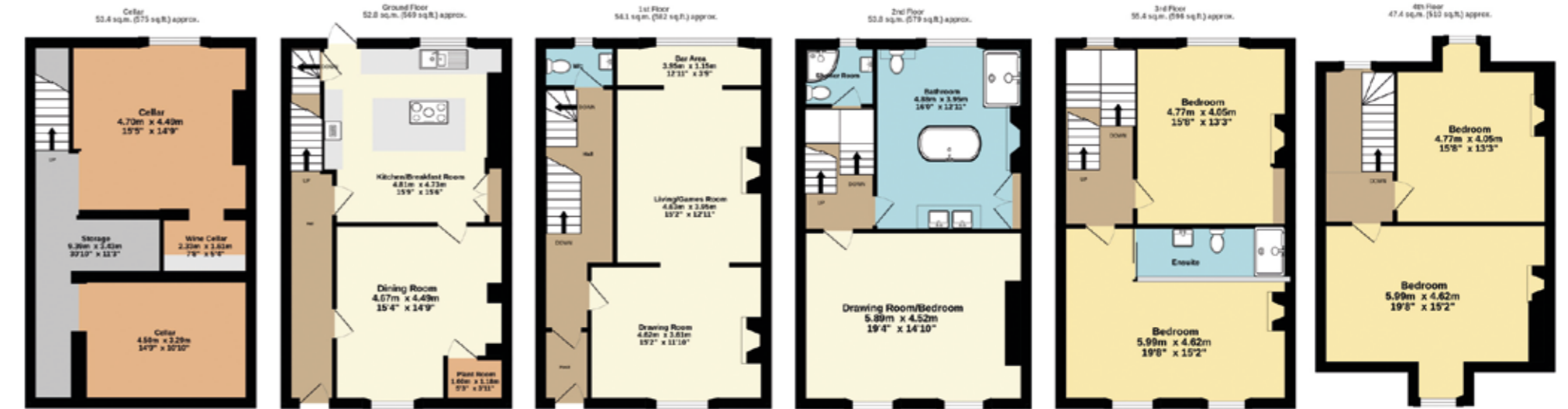


Approximate Gross Internal Floor Area 317.0 sq m (3412 sq ft)

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



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



