



Victoria Park Road, Exeter, Devon







An elegant, semi-detached Georgian townhouse **situated in a prime location** with a, walled garden, double garage and parking.

Summary of accommodation

Ground Floor: Entrance hall | Reception hall | Drawing room | Dining room | Garden room with balcony | Snug | Cloakroom

Lower Ground Floor: Basement kitchen/breakfast room with separate dining and seating areas | Laundry/shower room | Wine store
Integral tandem double garage

First Floor: Principal bedroom with en suite shower room | Three further double bedrooms | Family bathroom

Second Floor: Living room/seventh bedroom | Two bedrooms | Bathroom

Outside: Parking | Walled rear garden

Distances

Exeter city centre 0.9 mile, Exeter Central station (Waterloo 3 hours 17 minutes) 1.1 miles, Exeter St. David's station (Paddington 2 hours 7 minutes) 1.9 miles, Junction 30 M5 2.5 miles, Exeter Airport (London City Airport 1 hour) 4.7 miles

(All distances and times are approximate)



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Location

7 Victoria Park Road is situated towards the northern end of the road, about 60 yards before Magdalen Road and only a short walk from the university's St. Luke's Campus, some of the city's best schools and conveniently close to the city centre. The Grocer on The Green convenience store on Magdalen Road is a six-minute walk away along with a wide selection of other shops, whilst the city centre, Cathedral Yard, John Lewis and Princesshay shopping centre, with its many shops and restaurants, are also close at hand.

Exeter has two railway stations, which are both within easy reach with Exeter St David's offering direct services to Paddington (2 hours 7 minutes) and Exeter Central to Waterloo (3 hours 17 minutes). In addition, Junction 30 on the M5 is to the east of the city as is Exeter International Airport.

There is a wide choice of local schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral School, which are all within walking distance. Blundell's School in Tiverton offers a daily bus service from Exeter.

The property

Victoria Park Road is one of the most sought-after roads in Exeter and has relatively light traffic, is lined by attractive townhouses and Exeter School and its playing fields. The property, which is Grade II listed, is an elegant townhouse probably dating back to the George II era, with a Victorian extension on one side. As such it displays many of the distinct features of this period of British architecture. It has a stuccoed and painted exterior under a Welsh slate roof, an east-west axis and four storeys including the basement and attics.

Inside it has well-proportioned rooms with high ceilings and tall sash windows that allow natural light to flood in throughout the day. It has been the much-loved home of the current owner for the past twenty years. During this period, the house has undergone a programme of sympathetic refurbishment and improvement, whilst ensuring that its original architectural features were retained. These include plentiful Georgian joinery, fine coving and ceiling roses, picture and dado rails, working

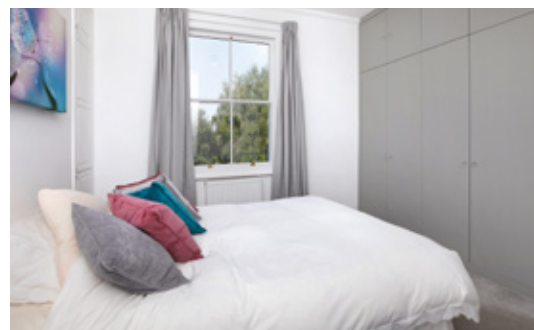




shutters, a graceful main staircase and many fireplaces, including beautiful, Adam-style examples in the drawing and dining rooms. On the ground floor are three reception rooms off the reception hall. Of these the drawing room is particularly fine with a floor to ceiling bay window fitted with working shutters that looks out over the rear, walled garden. Beyond the reception hall is the rear-facing garden room with its own balcony with steps down to the garden below.

Within the basement is the kitchen/breakfast room that has sufficient space for family-centric dining and seating areas, a storeroom fitted with original wine bins and a tandem, double garage.

Off the first floor galleried landing are the principal bedroom with en suite dressing room, three further double bedrooms and the family bathroom with separate shower. On the second floor there are two further bedrooms, a bathroom and a living room/snug with a fantastic view of the hills beyond the city.



Parking, garaging & walled garden

The house has a wide entranceway off Victoria Park Road leading to a generous, brick-paved parking area with space for up to four cars. From the parking area a flight of stone steps with elegant, wrought iron handrail and railings rise to the porch and on the house's open side a lockable side gate leads round to the rear, walled garden. This is a restful, well-screened area bound by medium-height stone walling. At its centre is a square lawn surrounded by wide, brick-paved path. Fringing the walls are raised borders planted with a rich variety of flowering shrubs, interrupted by a seating area facing back towards the house and sheltered by a neighbour's screen of poplar trees. Immediately behind the house and beneath the garden room and balcony is a sheltered area with direct access to the kitchen via a pair of French windows. In all measuring approximately 50' x 43.5' (15.5m x 13.2m).

Services

Mains water, electricity, drainage & gas. Gas fired central heating.

Directions (Postcode EX2 4NT)

[what3words:///lived.spill.ridge](#)

Head south on Southernhay East towards Chichester Mews. Turn left onto Barnfield Road and then turn right onto Western Way/B3212. At the roundabout, take the 4th exit onto Heavitree Road/B3183. Take a right on to Barrack Road and then another right at the first cross street on to Magdalen Road. Turn left on to Victoria Park Road and 7 Victoria Park Road will be found on the right after about 60 yards.

Property information

Tenure: Freehold

Local Authority & Council Tax Band: Exeter City Council

(www.exeter.gov.uk). Tax Band G.

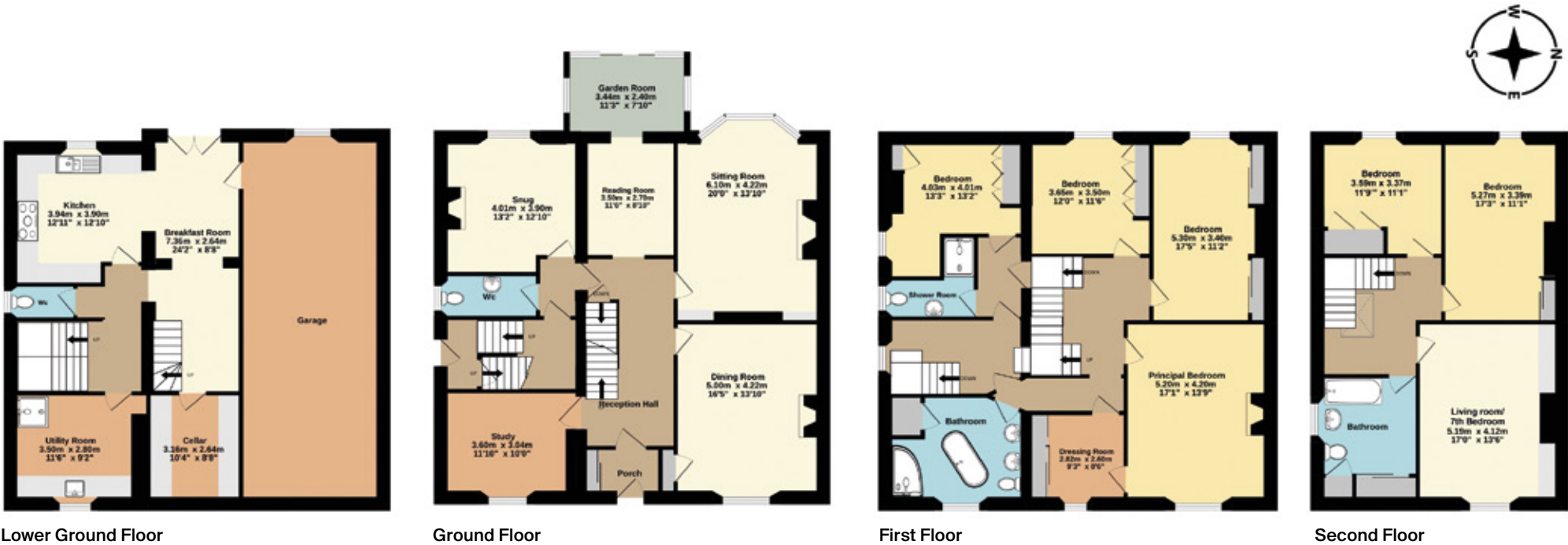
EPC Rating: D

Guide Price: £???????



Approximate Gross Internal Floor Area
4449 sq ft / 413.4 sq m

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.



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 2023. Photographs and videos dated July 2022.

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