



**East of**   
ESTATE AGENTS

**Cavendish Road**  
Exeter £450,000



# Cavendish Road

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This beautifully arranged three-storey period home is situated in a peaceful, tucked-away position adjacent to one of Exeter's most sought-after green spaces. Retaining much of its original charm, the property offers well-proportioned accommodation across all floors and is ideally positioned within easy reach of the city's vibrant amenities, schools, and transport links.

Four Bedrooms | Period Mid Terrace | Spacious  
Open Plan Lounger Diner | Galley Kitchen | Family  
Bathroom and En-Suite | Work Room/Office |  
Tranquil Garden | Superb Central Location |

## LOCATION

Positioned in the heart of Heavitree, this property enjoys a rare combination of tranquillity and accessibility. The no-through road ensures limited traffic, while the neighbouring Monte Le Grand adds to the appeal with its open green space and mature trees. A short walk leads to Heavitree's shops, cafes, schools, and amenities, all of which contribute to the area's strong sense of community. The nearby Royal Devon and Exeter Hospital is easily accessible on foot, as are transport links into central Exeter. The city offers a rich mix of culture, dining, and shopping, alongside excellent educational institutions including St Luke's Campus and the University of Exeter. Heavitree also benefits from regular bus services and good road links, making this a well-connected yet peaceful location.



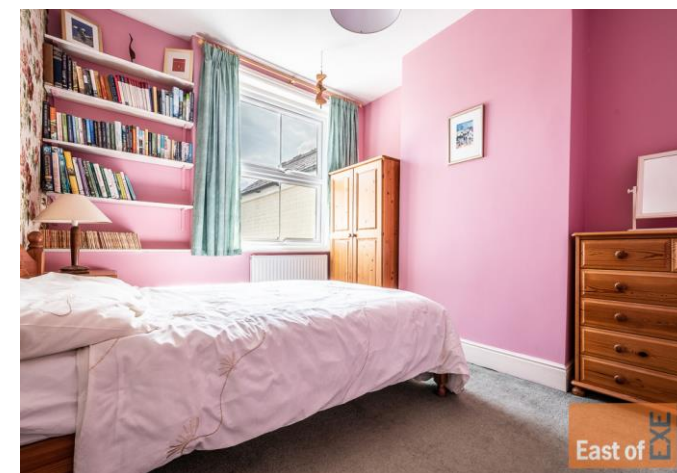


## DESCRIPTION

Set along a quiet no-through road, this elegant period property presents well-balanced living accommodation arranged over three floors. A small entrance lobby opens into the main hallway, where stairs rise to the upper levels and a useful under-stair storage cupboard is located. To the right, a door leads into a bright and generous open-plan lounge and dining room. This space enjoys ample natural light from dual aspects, with views to the front over the street and to the rear overlooking the garden. A gas inset fire sits within a traditional fireplace, adding character to the living space. At the rear of the house is a stylist galley kitchen fitted with solid oak shaker-style units and black granite worktops. Integrated appliances are seamlessly built in, and a rear door opens directly onto the garden. The first floor comprises three well-appointed bedrooms. The family bathroom is set on the half landing and includes a bath with shower over, WC and pedestal basin. Bedroom three sits quietly to the rear, while bedroom two also looks out across the back gardens of the terrace. Bedroom one, positioned at the front, features twin windows and a compact en-suite with corner shower, WC and basin. On the top floor, bedroom four is nestled within the loft eaves, complete with a reproduced cast iron fireplace. An additional adjoining room offers versatility for a range of uses and enjoys a peaceful outlook.

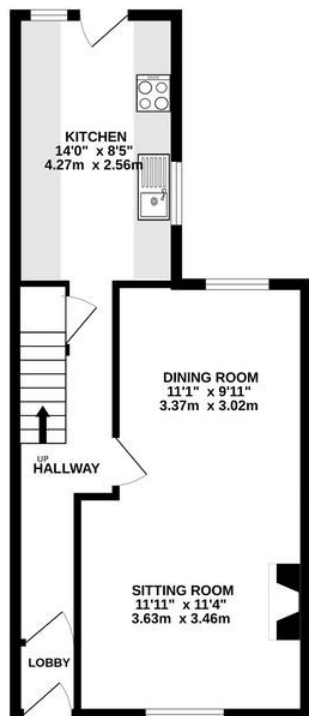
## GARDEN AND GROUNDS

The rear garden offers a charming and tranquil outdoor space filled with mature flowering plants, shrubs, and established borders. Enclosed and quiet, it enjoys a sense of seclusion rarely found in a city setting. A small paved area provides space for seating, while the greenery adds year-round colour and texture. With well-tended planting and a calm atmosphere, the garden creates a serene environment ideal for unwinding or tending to plants.





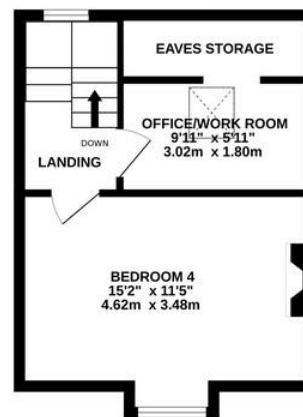
GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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