



East of 
ESTATE AGENTS

Anchor Row
Exeter £425,000

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A beautifully presented, three-storey townhouse meticulously crafted by the renowned Bloor Group. This semi-detached residence offers spacious accommodation across three levels, featuring three well-proportioned bedrooms. Situated at the end of a quiet road, the property benefits from a delightful garden and is designed for modern living.

Semi Detached Town House | Three Bedrooms with Master Suite | Two Bathrooms | Spacious Open Plan Kitchen Diner | Sitting Room | Utility Room | Cloak Room | Garage | Parking | Delightful Rear Garden

LOCATION

This property is nestled within a popular development, offering an ideal blend of community living and accessibility. Residents enjoy the convenience of being within walking distance of a vibrant local town, known for its unique shops and welcoming atmosphere. Excellent transport links provide easy access to the nearby city, ensuring effortless commutes. Families will appreciate the short walk to a well-regarded primary and nursery school, while everyday essentials are easily met with a local supermarket close by. For those who enjoy the outdoors, direct access to the scenic River Exe Estuary is just a short stroll away, providing picturesque routes for leisurely walks and connecting with nature.

DESCRIPTION

A welcoming entrance hall provides access to the first floor. To the right, a bright sitting room enjoys views across the front garden, flowing seamlessly through elegant French doors into an expansive open-plan



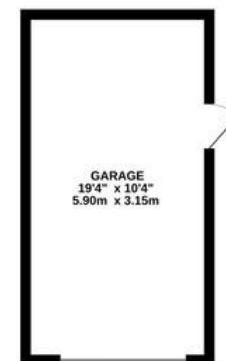
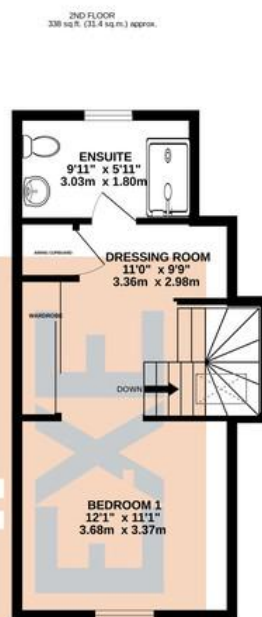
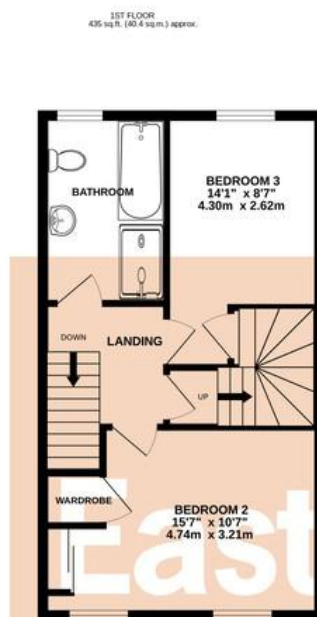
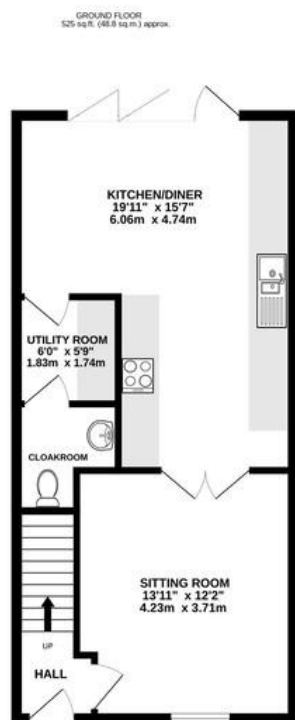
kitchen and dining area. The contemporary kitchen is equipped with sleek cream slab wall and base units, complemented by a wood-block effect worktop. Integrated appliances include a sink and drainer, ceramic hob, built-in fridge freezer, and a convenient double eye-level oven. Bi-fold doors open directly onto the rear garden and patio, creating a wonderful connection between indoor and outdoor spaces. Adjacent to the kitchen, a practical utility and laundry area, along with a downstairs cloakroom, enhance the home's functionality.

The first floor hosts two generous bedrooms: bedroom two offers ample wardrobe space and views to the front, while bedroom three overlooks the rear garden. This floor also includes the main bathroom, complete with a separate bath and shower, along with a modern white WC and hand basin. Ascending to the second floor, you'll find the spacious primary bedroom, featuring a private en-suite shower room with a white WC and hand basin. A dedicated dressing area with a large mirrored wardrobe and an airing cupboard completes this private retreat.

GARDEN AND GROUNDS

The property is set back from the road behind a charming iron fence, with a brick-paved path leading to the front door, sheltered by a storm porch. The front garden is thoughtfully planted, adding to the home's attractive curb appeal. To the rear, a delightful garden awaits, featuring a patio area extending across the back of the house, with a path leading to the rear of the garden. The garden is primarily laid to lawn, framed by well-stocked flower beds on either side, filled with an array of plants and shrubs. Parking is available to the front of the property, along with additional parking adjacent to the garage, which benefits from convenient pedestrian access from the rear garden.





TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	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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