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*7 St Davids Terrace, Exeter, Devon, EX4 3RF*



SOUTHGATE  
— ESTATES —

£215,000









## 7 St Davids Terrace

This characterful, Georgian end of terrace cottage is located in a tucked away position just a short distance from Exeter's city centre. The property is being sold with no onward chain and enjoys a walled garden to the front, and two double bedrooms. Further internal accommodation briefly includes an entrance porch, a good-sized living room, kitchen and a bathroom. The current owners have done a number of works to the property, including newly fitted double glazed sash windows (Accoya wood with solid brass fittings) and new guttering.

The excellent location offers a number of amenities on the doorstep, including Exeter's High Street with the Guildhall Shopping Centre, many eateries, cafes and entertainment venues as well as St Davids Train Station just a short walk away and Exeter University. Queen Street is also nearby providing Exeter Central Train Station, Northernhay Gardens and the Royal Albert Memorial Museum.



Ground Floor The front door opens to the entrance porch which incorporates a built-in cupboard and a further door into the welcoming living room. This well-proportioned reception room is complemented by a sash window to the front aspect, and a feature fireplace. Stairs rise to the first floor and an archway opens into the kitchen. Containing a range of matching wall and base units with fitted worktops, the kitchen also houses a newly-installed Bosch oven with a gas hob, an integrated dishwasher and space is available within a cupboard for a washing machine and a fridge. A skylight faces the rear aspect, and a door opens into the bathroom, which comprises a P-shaped bath, a close-coupled WC and a pedestal wash basin. The bathroom also accommodates the Worcester boiler, and a skylight to the rear.



*First & Second Floors* Stairs rise to the first floor landing which includes a door into bedroom two, featuring windows to the front, rear and side aspects allowing ample natural light to the space. A further staircase leads to the master bedroom which is the full width of the property, enjoying a window to the side aspect.

*Garden* The fully enclosed walled garden is a pleasant low-maintenance outside space, benefitting from a patio area allowing an ideal spot for seating or dining.

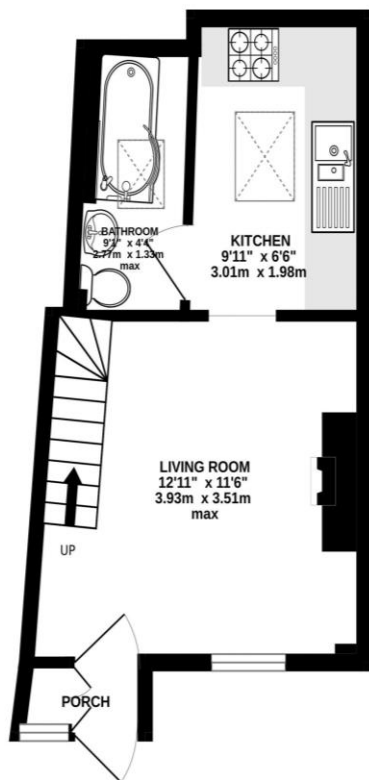
*Property Information* Tenure: Freehold. Council tax band: B.



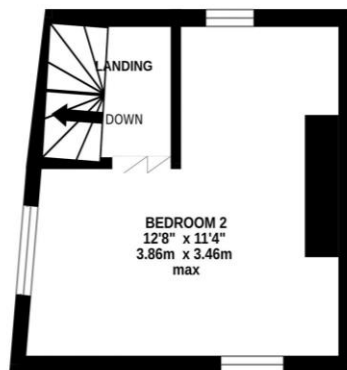
- *2 Bedrooms*
- *End of Terrace*
- *Enclosed Garden*
- *Period Property*
- *Close to City Centre*
- *No Onward Chain*



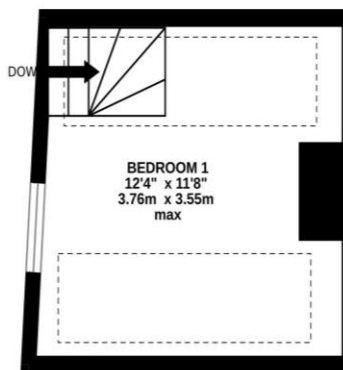
GROUND FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR  
132 sq.ft. (12.2 sq.m.) approx.



2ND FLOOR  
132 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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