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*Trinity House, 27 Howell Road, Exeter, Devon, EX4 4LR*



SOUTHGATE  
ESTATES

£500,000









## *Trinity House, 27 Howell Road*

Trinity House is an attractive period property set in a superb central location just a short walk from Exeter's high street. The property offers sizeable living accommodation, with the ground floor currently arranged as a self-contained apartment, offering the potential for holiday lets/long term lets, or to be reintroduced to the main accommodation if desired. Double gates open to a driveway allowing ample off-road parking, and there is an attractive enclosed garden to the rear. The main accommodation briefly consists of an open-plan kitchen diner, a separate living room, two double bedrooms upstairs and a bathroom. The ideal location places the property within close proximity to a number of amenities, and is just a short distance from the city centre, offering various high street shops, eateries and other entertainment facilities. There are also schools nearby, as well as GP and dental surgeries, convenience stores, and train stations.

*Apartment* – The front door opens to the entrance hallway where stairs rise to the main living accommodation, and a door leads into the self-contained flat. This space could be re-incorporated as part of the main property, and offers a well-proportioned living room with a bay window to the front aspect and a feature fireplace, a double bedroom with access into the garden, a bathroom, and a galley kitchen with a range of wall and base units, an integrated oven with a gas hob, and space for a tall fridge freezer and a further under-counter appliance.

*Main Accommodation* –

*First Floor* The first floor accommodates the spacious open-plan kitchen diner which is a pleasant family space containing a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include a double eye-level oven with a separate electric hob, as well as space for a fridge freezer and further under-counter appliances. A door opens out to the balcony which enjoys a lovely outlook across the foundations of Danes Castle. The living room is an attractive dual aspect reception room complemented by windows to both the front and side aspects allowing ample natural light to the space. There is also a feature cast-iron fireplace and decorative coving.







*Second Floor* The second floor accommodates two of the double bedrooms and the bathroom on a split level landing. The master bedroom is situated to the front and benefits from a dual aspect with windows to both the front and side aspects. There are also numerous built-in cupboards providing ample storage space. The second bedroom is a further good-sized double room with windows to the rear and side aspects with a pleasant outlook, as well as a shower cubicle. Lastly, the bathroom comprises a bath with a mixer tap and shower over, a hidden cistern WC and a wash basin.

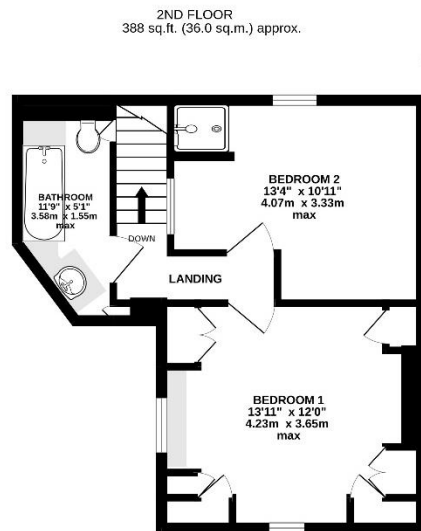
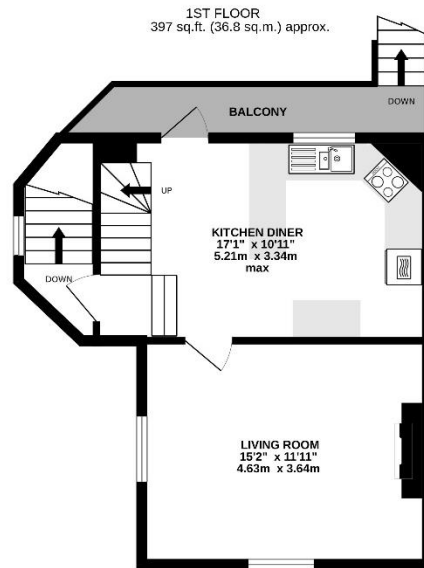
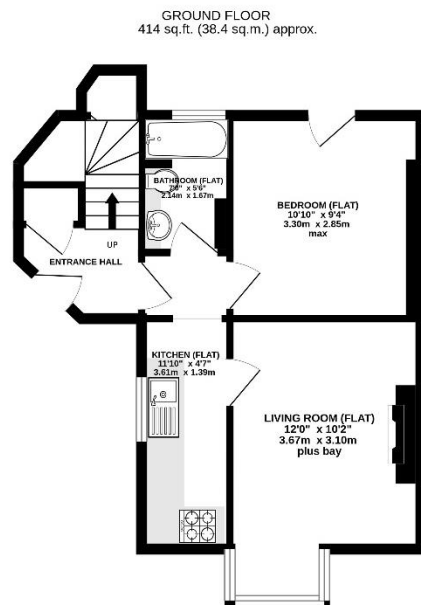
*Gardens & Parking* The property features delightful enclosed gardens to the side and rear with various spaces for outdoor seating to sit and enjoy the tranquil surroundings. There is a feature pond to the rear with various shrubs and plants to the sides. Steps lead up to the balcony. Double gates at the front of the property offer the potential for off-road parking for up to two vehicles, with a sheltered carport, all of which could also be used as an additional garden space if preferred.

*Property Information* Tenure: Freehold. Council tax band: A (separately for the flat and the main house).



- *Period Property*
- *Self-Contained Flat*
- *Off-Road Parking*
- *Enclosed Garden & Balcony*
- *Central Location*
- *Three/Four Double Bedrooms*





**TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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50-51 South Street, EX1 1EE

01392 207444

[info@southgateestates.co.uk](mailto:info@southgateestates.co.uk)

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