



Earl Richards Road South, Exeter
O.I.E.O £600,000



Earl Richards Road South

Exeter, Devon, EX2 6AP

A spacious detached house located in a highly desirable location in Exeter. With easy access in and out of the city. The property has three bedrooms, two reception rooms and a kitchen breakfast room. There is off street parking as well as a garage and large gardens. The property is in need of modernisation but offers a wonder opportunity to create a lovely family home.

- A LARGE DETACHED HOME IN A WONDERFUL LOCATION
- THREE BEDROOMS INCLUDING TWO BIG DOUBLES
- BATHROOM & TWO CLOAKROOMS
- LIGHT & SPACIOUS ACCOMMODATION
- GENEROUS SITTING ROOM & DINING ROOM
- LARGE GARDENS, GARAGE & OFF STREET PARKING
- TREMENDOUS POTENTIAL WITH MODERNISATION NEEDED
- FANTASTIC KITCHEN/BREAKFAST ROOM
- FREEHOLD



The Property

This is a rare opportunity to acquire a detached family home in an incredibly sought-after location on the edge of St. Leonards, along the Topsham Road corridor. The property has large, light and well-proportioned accommodation throughout and while it is in need of modernisation, it has potential to be a truly fantastic family home.

The property opens into a long entrance hall with doors to all rooms. There is a large kitchen/breakfast room with fitted wall and base units and a lovely bay window overlooking the front garden. There is also a further window as well as a door to the side. Opposite the kitchen there is a cloakroom plus a utility room with space and plumbing for a washing machine, tumble dryer and fridge freezer, there is also a wall mounted boiler. Further along the hall is a lovely staircase leading up to the first floor and access to both the sitting room and dining room. The sitting room is a huge room with a feature curved bay window to the side, a fireplace and sliding doors out to the rear garden, there is also a sliding door through to the dining room which has a window to the rear overlooking the garden.

On the first floor there are three bedrooms, two substantial double rooms and a small double/large single room. Bedroom one has a built in wardrobe and double aspect windows to the rear and side including a balcony area with a westerly view. Bedroom two also has a built in wardrobes plus double aspect windows to the front and side. Bedroom three has a window to the rear with views over the garden plus a built in wardrobe. Completing the first floor accommodation is the bathroom with separate W.C.

Externally, the property sits within a generous, mainly level plot with gardens to the front rear and even a small private area to the side. The front garden is lawned with a driveway leading to the garage. There is side access with a little garden area leading through to the large rear garden, which is mainly laid to lawn with lovely planted areas and a patio directly from the rear of the house, making a perfect seating area.

The Location

Earl Richards Road South is situated in the much sought after area of St. Leonards within 1.5 miles of the city centre with a plethora of amenities including shops, restaurants and historical sites like the beautiful cathedral. Locally there are several good schools and the RD&E hospital is just a short walk away. There is access to the nearby river which offers a level stroll to the historic quayside in one direction and to the canal and river plains in the other. Topsham Road provides easy access in and out of the city, leading in the direction of the M5 Motorway. Exeter St. Davids Station is under 2.5 miles away and provides links to London Paddington and also north east to Bristol and beyond and Central Station to London on the Waterloo Line.

Directions

From the city centre exit from South Street and onto Holloway Road, follow the road into Topsham Road and continue for one mile. Turn right onto Earl Richards Road South just before the bridge and the property being sold is on the right.

Entrance Hall

Doors to all rooms

Sitting Room

21'5" x 11'11" plus bay

A large room with a bay window to the side, double sliding doors to the garden, sliding door to the dining room and a fireplace.

Dining Room

11'10" x 8'10"

Kitchen/Breakfast Room

16'4" x 11'10"

Large room with bay window to the front, fitted wall and base units plus window and door to the side.

Utility

Space for washing machine, tumble dryer and fridge freezer. Wall mounted gas boiler.

Cloakroom

W.C and wash hand basin. Two windows to side.

First Floor Landing

Bedroom One

16'8" x 12'0"

Large double room with windows to rear and side plus door to balcony. Built in wardrobe.

Bedroom Two

16'3" x 12'0"

Large double room with windows to the front and side. Built in wardrobe.

Bedroom Three

11'10" x 8'11"

Good-sized room with window to rear and built in wardrobe.

Bathroom

8'10" x 5'6"

Bath with wash hand basin, window to the front.

W.C

Outside

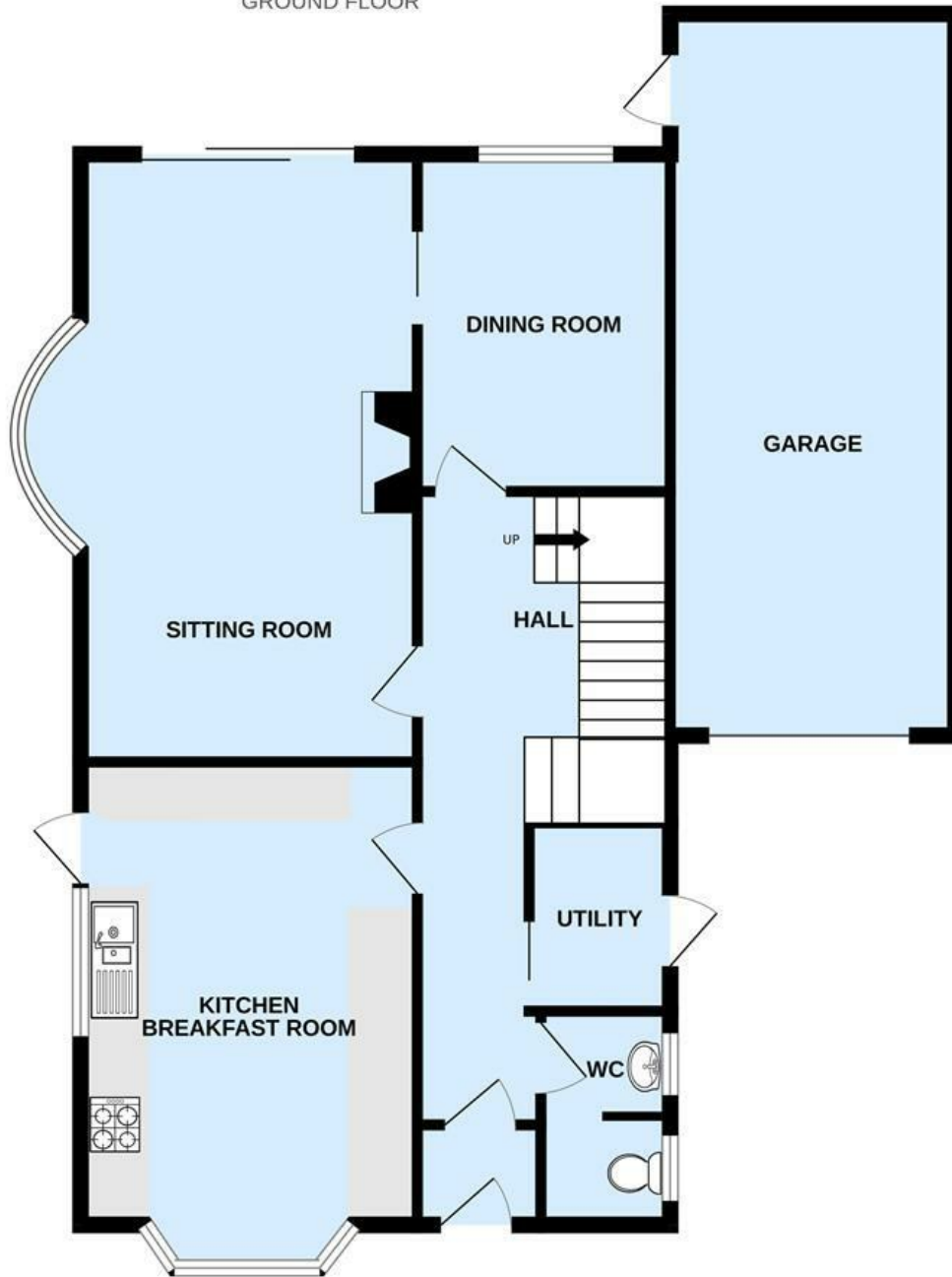
Lawned front garden with driveway leading to a garage.

Large, beautifully kept rear gardens with lawns and planted borders.

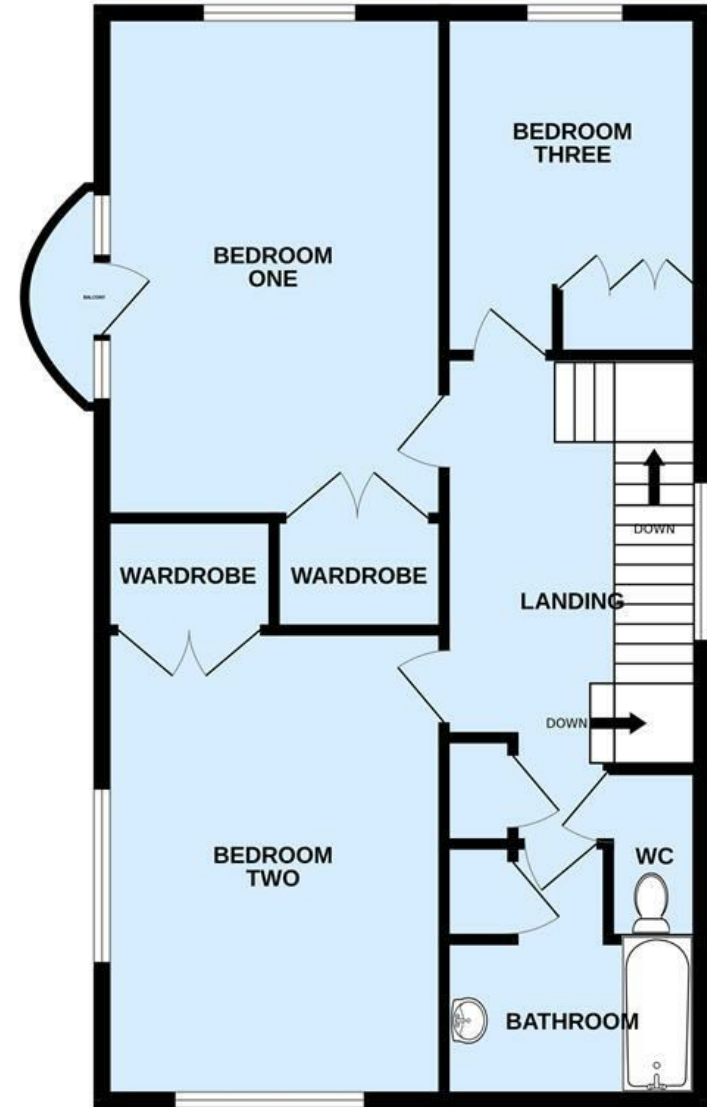




GROUND FLOOR



1ST FLOOR



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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Agents Notes

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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you to set a budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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Miscellaneous items

EPC: Ordered

Council Tax: E

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

For more information or to book a viewing, please contact:

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