

14 Russell Terrace, Exeter, EX4 4HX



This superb three-storey Grade II Listed town house benefits from a beautifully fitted kitchen / dining room, complete with a gas fired Aga. A lovely sitting room has window shutters whilst on the upper floors are three double bedrooms, a bathroom and a shower room. From the second floor, stairs lead up to a roof garden with excellent views of the city and towards the Cathedral. Outside, there are easy to maintain gardens with the original garage being the subject of a quality conversion to a studio / office - ideal for someone working from home.

Offers in the Region of £565,000 Freehold DCX02776

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via solid wood front door with original stained glass front aspect window. Tiled flooring. Part glazed door leads to the lounge. Radiator.

Lounge 15' 3" x 14' 7" (4.647m x 4.445m)

Front aspect Sash bay window and side aspect Sash window. Television point. Telephone point. Shelving. Cove ceiling. Radiator. Door through to the Inner hallway.



Inner Hallway

With door leading to kitchen/ dining room. Turning staircase to the first floor landing. Radiator.

Open plan Kitchen/ Dining Room 21' 11" x 12' 2" (6.678m x 3.709m)

Side aspect Sash window and rear aspect uPVC double glazed window with view over the garden. Large seating area. Built in storage cupboards. Understairs storage cupboard. Fitted range of eye and base level units with stainless steel sink and a half with single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Aga. Spot lighting. Access through to the second hallway.



Second Hallway

With door to the rear garden and cloakroom.

Cloakroom

Rear aspect frosted window. Low level WC. Wash hand basin. Wall mounted boiler. Tiled flooring.

First Floor Landing

Storage recess. Doors to bedroom one, shower room and bathroom. Turning staircase to second floor landing. Spotlighting. Radiator.

Bedroom One 13' 10" x 14' 8" (4.216m x 4.475m)

Dual aspect Sash windows. Cove ceiling. Radiator.



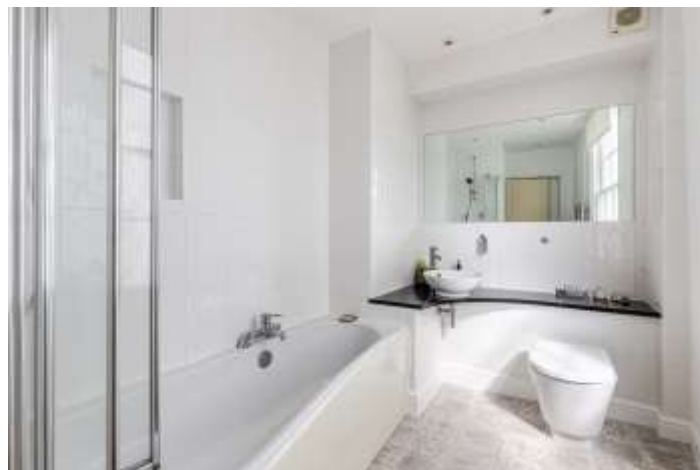
Shower Room

Fully enclosed shower cubicle and wash hand basin with mixer tap. Part tiled walls, extractor fan, heated towel rail and tiled flooring.



Bathroom

Side aspect frosted Sash window. Panel enclosed bath with mixer tap and handheld shower above, low level WC and wash hand basin with mixer tap. Tiled flooring, tiled walls, extractor fan, spotlighting and heated towel rail. Large storage cupboard with shelving.



Second Floor landing

Doors to cloakroom and bedroom two and bedroom three. Turning staircase to the roof terrace with Velux.

Bedroom Two 16' 1" x 14' 11" (4.911m x 4.544m)

Dual aspect Sash windows with stunning views over the City. Built in wardrobes with hanging space and shelving.



Bedroom Three 11' 4" x 10' 2" (3.467m x 3.089m)

Side aspect Sash window. Built in wardrobes with hanging space and shelving. Storage cupboard. Radiator.



Rear Garden

Private enclosed rear garden with artificial grass and shrub borders. Access to the office/study/gym. Gated side access to the front of the property. Wooden shed.



Cloakroom

Side aspect frosted window. Low level WC and wash hand basin with tiled splashback. Heated towel rail. Tiled flooring.

Roof Terrace

With stunning views over the City and Exeter Cathedral. Large seating area.



Office/Study/Gym 12' 11" x 8' 2" (3.947m x 2.495m)

Front aspect uPVC double glazed windows. uPVC French doors leading to the rear garden. Converted to a high standard from the original garage, to a studio / consultancy room in 2019 (the original garage door is still in place). Water heater, TV aerial point, electric radiator. Wood laminate flooring. Doors to the cloakroom and the store cupboard. Light and power. Radiator. Light tunnel.



Cloakroom

Low level WC and wash hand basin with mixer tap and storage below. Extractor fan. Spotlighting.

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