

21 St. Sidwells Avenue, Exeter, EX4 6QW



A bay fronted two bedroom terrace property in need of some updating situated in a quiet cul-de-sac within easy walking distance of Exeter City Centre and the University. Accommodation comprising entrance hall, lounge, open plan kitchen/dining room, two double bedrooms, modern shower room, enclosed rear garden. Offered for sale with no onward chain.

Offers in the Region of £225,000 Freehold DCX02794

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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 the front door, part glazed inner doorway, doors to the lounge, dining room. Stairs to the first floor landing, understairs storage space. Radiator.

Lounge 12' 6" x 10' 5" (3.808m x 3.168m)

Front aspect uPVC double glazed bay window, fireplace with marble surround and tiled hearth, television point, shelving and radiator.



Dining Room 10' 3" x 10' 11" (3.135m x 3.331m)

Rear aspect uPVC double glazed window, feature fireplace with tiled surround, television point, storage cupboards, radiator and access through to the kitchen.



Kitchen 11' 2" x 4' 9" (3.399m x 1.438m)

Rear aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink with mixer taps and single drainer, rolled edge work surfaces, integrated oven and hob with an extractor fan above, integrated washing machine and fridge, storage cupboard. Door to the rear garden.

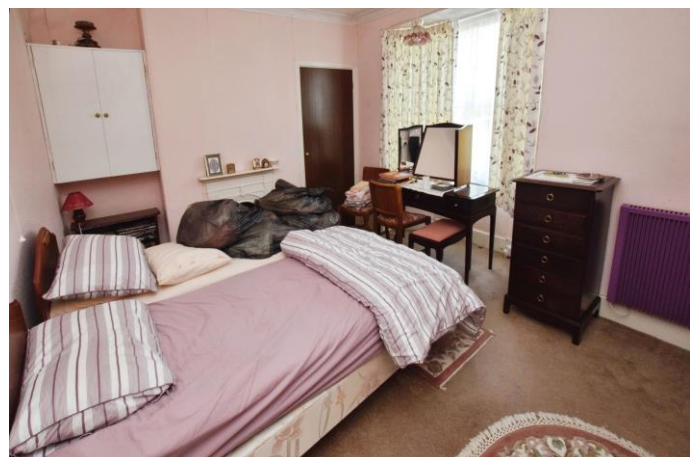


First Floor Landing

Doors to bedroom one, bedroom two, shower room and access to the loft void above.

Bedroom One 12' 2" x 12' 1" (3.713m x 3.677m)

Front aspect uPVC double glazed window, feature fireplace, built in wardrobes, coved ceiling and a radiator.



Bedroom Two 11' 3" x 9' 0" (3.433m x 2.734m)

Rear aspect uPVC double glazed window, feature fireplace and a radiator.



Shower Room

Rear aspect frosted double glazed window, three piece suite. walk in shower cubicle, low level WC, wash hand basin

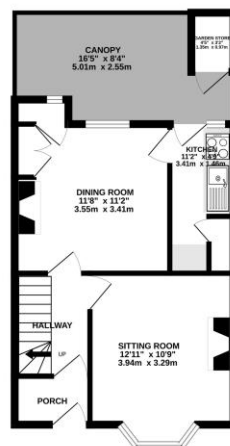


Rear Garden

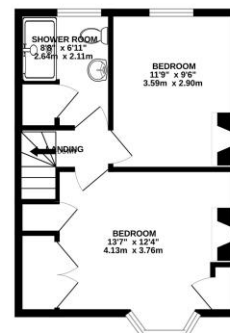
Private enclosed rear garden with a covered seating area and outbuildings.



GROUND FLOOR
386 sq ft (35.9 sq m.) approx.



1ST FLOOR
364 sq ft (33.8 sq m.) approx.



TOTAL FLOOR AREA: 750 sq ft (69.7 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions. The drawings, plans and specifications are not intended to be used for any other purpose than the one for which they were prepared. The drawings, plans and specifications are not intended to be used for any other purpose than the one for which they were prepared. The drawings, plans and specifications are not intended to be used for any other purpose than the one for which they were prepared.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Energy performance certificate (EPC)

21 St. Sidwells Avenue EXETER EX4 6QW	Energy rating E	Valid until:	9 October 2035
		Certificate number:	9601-3955-7200-3015-5200

Property type Mid-terrace house

Total floor area 74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)