



SUMMER LANE

EXETER, EX4 8BZ



Robert Williams

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“From railway halt to family home - Summer Lane once carried travellers between Exeter & Honiton by steam train”



SUMMER LANE

EXETER, EX4 8BZ

Recently refurbished to an exceptional standard throughout, this beautifully presented three-bedroom home offers the rare combination of stylish modern living, generous space and a wonderfully long rear garden. From the moment you step inside, the quality of the refurbishment is clear, with a fresh, contemporary finish that allows the new owner to simply move in and enjoy.

The ground floor has been thoughtfully arranged for modern family life, with a superb open-plan kitchen/dining room providing a bright and sociable heart to the home, complemented by a separate sitting room. There is also useful utility space and a ground floor cloakroom. Upstairs are three good-sized bedrooms and a smart family bathroom, with the main bedroom benefiting from a bay window.

Outside, the rear garden stretches a considerable distance, offering plenty of room for children to play, families to relax and for those with green fingers to make their mark. A garage adds valuable storage and parking.

An ideal choice for a young family or first or second-time buyer seeking a home that combines high-quality finish with space to grow and enjoy. The property also offers the reassurance of having been fully updated, meaning there is little left to do other than unpack, settle in and make it your own.

3		bedrooms	1		bathrooms
2		receptions	2		car spaces

Local Authority: Devon Council

Council Tax Band: C

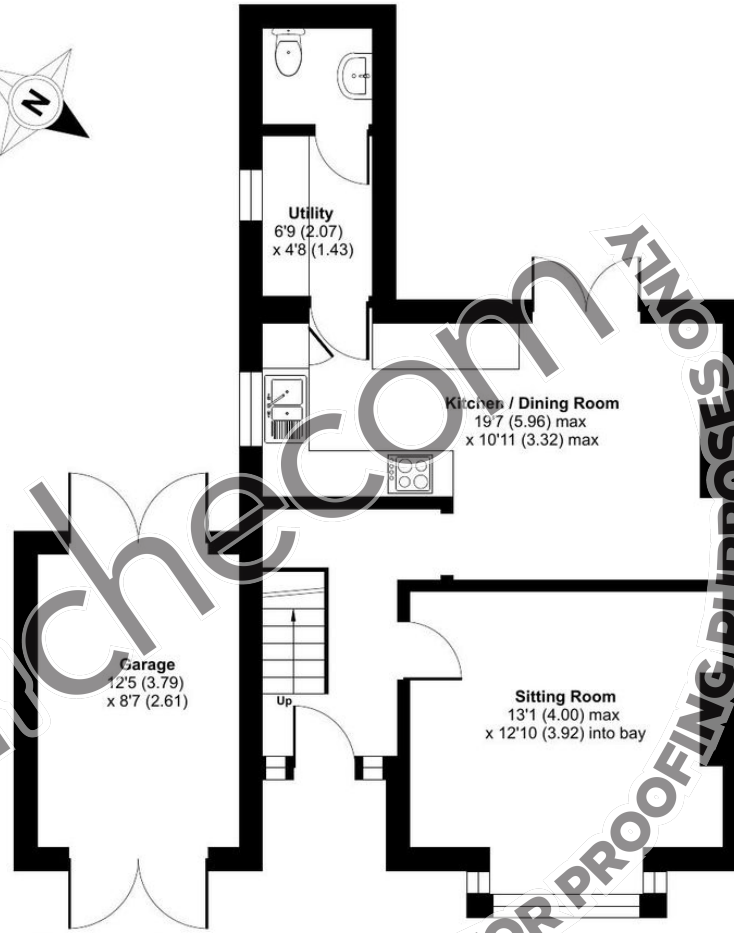
Tenure: Freehold

Heating: Gas Central Heating

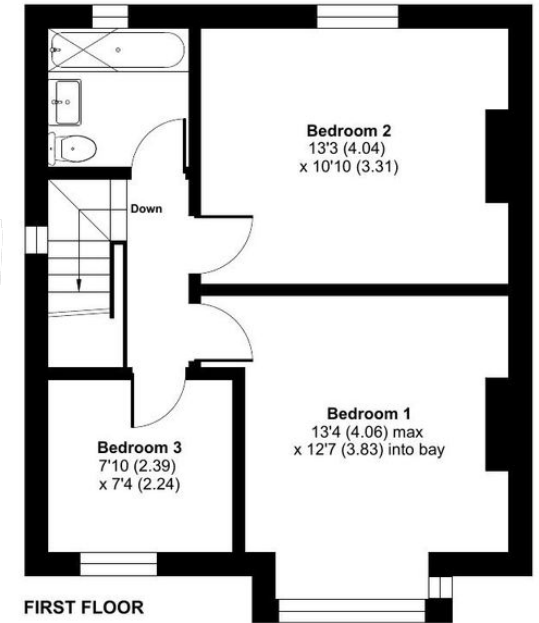
Services: Mains water and drainage

Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR

Summer Lane, Exeter, EX4

Approximate Area = 930 sq ft / 86.3 sq m

Garage = 106 sq ft / 9.8 sq m

Total = 1036 sq ft / 96.1 sq m

For identification only - Not to scale

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This floor plan was produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Williams Ltd. REF: 1500636



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.