



34, Ebrington Road



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Exeter, Devon EX2 8JS

Exeter Cathedral (1.1 Miles), St Thomas Station (0.6 Miles)

A well-presented three-bedroom mid terrace period home situated in a highly convenient residential position within Exeter, offered to the market with no onward chain.

- No onward chain
- Three bedrooms
- Open kitchen/diner
- Period features
- Council tax band: B
- South west facing garden
- Two reception rooms
- Bay fronted sitting room
- City centre access
- Freehold

Guide Price £295,000

SITUATION

Ebrington Road is conveniently situated within close proximity to Exeter city centre and enjoys excellent access to a wide range of local amenities including independent shops, supermarkets, cafés and schools. The property is well placed for access to the Royal Devon & Exeter Hospital, University and the popular Quayside area. Exeter offers an excellent range of shopping, dining and leisure facilities together with mainline rail links to London Paddington and Waterloo, whilst the M5 and A30 provide excellent road connections further afield.



DESCRIPTION

34 Ebrington Road is an attractive period mid terrace home arranged over two floors and offered to the market with no onward chain. The property combines character features including exposed wooden floorboards, fireplaces and high ceilings with well-balanced and versatile accommodation. Of particular note is the spacious sitting room with bay window, the additional reception room providing flexibility of use and the open-plan kitchen/dining room opening onto the rear garden. Upstairs are three well-presented bedrooms, whilst outside the property benefits from attractive front gardens and a south west facing rear patio garden.

ACCOMMODATION

The accommodation opens via an entrance vestibule leading into the main hallway with stairs rising to the first floor and doors opening to the principal reception rooms. To the front is a bright and welcoming sitting room featuring exposed timber floorboards, a bay window allowing for excellent natural light and an attractive fireplace surround creating a focal point to the room. Adjacent is a further reception room currently utilised as a study and music room, although equally suited as a library, home office or additional family space. Beyond the hallway is the kitchen which is fitted with a range of wall and base units together with integrated appliances and has been opened to create a sociable kitchen/dining room arrangement. The dining area provides ample space for a large table and benefits from glazed patio doors opening onto the rear garden. Completing the ground floor is a modern family bathroom fitted with a matching suite.

To the first floor are three well-presented bedrooms, all benefiting from exposed wooden floorboards. Bedrooms one and two are comfortable double rooms and both feature built-in wardrobes, with bedroom one being particularly generous in size.

OUTSIDE

To the front of the property is an attractive enclosed garden bordered by a mature hedge providing a good degree of privacy. To the rear is a lovely south west facing patio garden ideally suited to outside dining and entertaining. There is a useful timber shed providing storage together with rear pedestrian access.

SERVICES

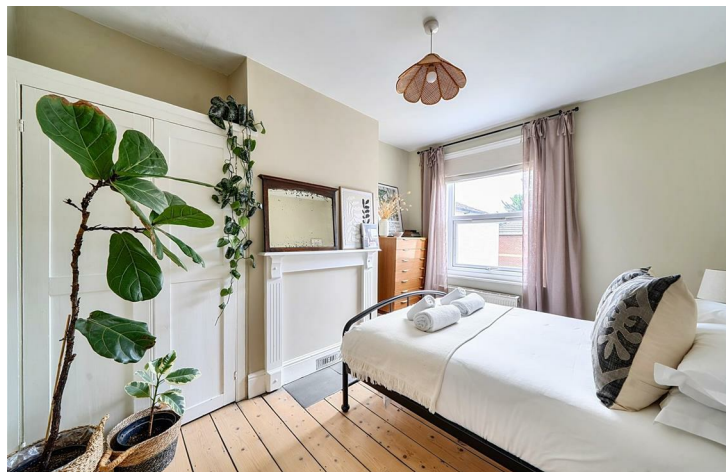
Utilities: Mains electric, mains gas, mains water, mains drainage, telephone and broadband

Heating: Gas central heating.

Tenure: Freehold

EPC: C(71)

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

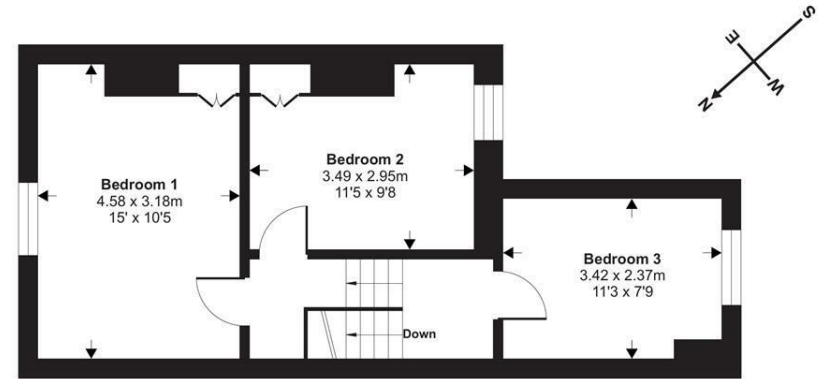
21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

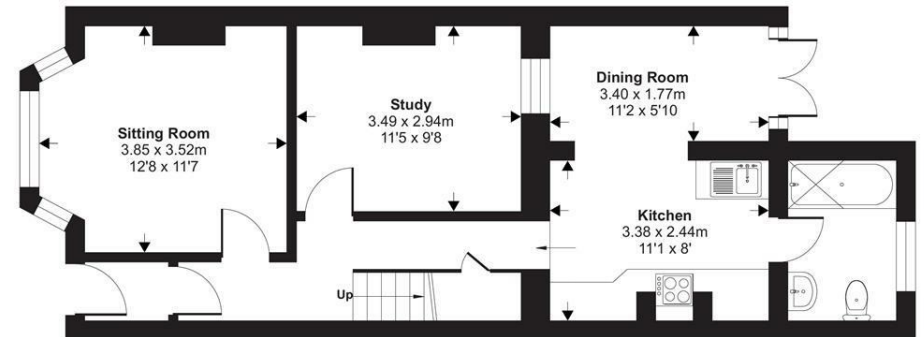
01392 255202

Approximate Area = 1030 sq ft / 95.6 sq m

For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1451316