Burgoynes
ESTATE AGENTS









64 Athelstan Road

EXETER, EX1 1SB

A rare opportunity to acquire a substantial six-bedroom Victorian townhouse in the heart of St Leonard's — Exeter's premier residential district.

Occupying an enviable position, this elegant three-storey terrace property combines striking period architecture with exceptional potential, offering buyers the chance to create a truly outstanding long-term home in a location where demand consistently outstrips supply.

Behind its attractive façade lies an expansive interior boasting high ceilings and tall bay windows typical of this period. The scale and flexibility of the accommodation make it ideally suited to growing families, professional buyers, or those seeking a premium investment opportunity close to the city centre and university quarter.
While the property would now benefit from modernisation, it represents the perfect canvas for a sophisticated renovation project — blending timeless period elegance with contemporary luxury living.

The rear courtyard garden, offers exciting potential for transformation into a stylish outdoor entertaining area, landscaped sanctuary or low-maintenance urban retreat. Residents' permit parking is available in the immediate vicinity and surrounding streets.

Guide Price £495,000

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6 1 2 E

- LARGE 3 STOREY PERIOD RESIDENCE
- Front Lounge, Dining Room, Utility Rm/WC
- Gas Central Heating, Elegant High Ceilings
- Close to City Centre, Local Shops & Schools
- READY TO RENOVATE, NO ONWARD CHAIN
- Kitchen/Breakfast Room, Rear Porch
- Courtyard Garden with Rear Access
- SOUGHT AFTER RESIDENTIAL AREA
- 6 Bedrooms, Bathroom, Separate WC
- Residents' On Street Permit Parking

Entrance Porch
6'3" x 4'7" (1.92m x 1.40m)

Reception Hall
19'3" x 4'3" (5.89m x 1.31m)

Lounge
12'0" x 11'2" (3.66m x 3.42m)

Dining Room
11'10" x 9'4" (3.62m x 2.87m)

Kitchen/Breakfast Room
18'1" x 9'10" (5.52m x 3.00m)

Utility Room/WC
10'2" x 5'11" (3.10m x 1.82m)

Rear Porch
6'10" x 4'4" (2.10m x 1.34m)

Landing

Bedroom 1
12'2" x 11'2" (3.72m x 3.42m)

Bedroom 2
12'3" x 11'9" (3.75m x 3.59m)

Bedroom 3
11'11" x 9'10" (3.64m x 3.01m)

Bathroom
6'3" x 5'8" (1.92m x 1.75m)

Separate WC

Landing

Bedroom 4
12'7" x 11'8" (3.84m x 3.57m)

Bedroom 5
17'4" x 9'0" (5.30m x 2.75m)

Bedroom 6
10'8" x 10'2" (3.26m x 3.10m)

Outside/Parking



Directions

















Floor Plan

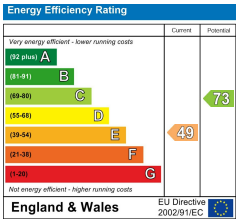


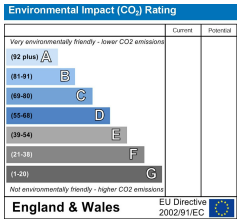
Total area: approx. 170.0 sq. metres (1829.5 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale.
This floor plan is for illustrative purposes only and no responsibilty is accepted for any other use.

64 Athelstan Road, Exeter

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82 Fore Street, Heavitree, Exeter, EX1 2RR
Tel: 01392 499823 **Email:** property@burgoynesestateagents.co.uk