



4, Priory Gardens



# 4, Priory Gardens

Friernhay Street, Exeter, Devon EX4 3AP

Exeter Cathedral (0.3 Miles), Exeter Quay (0.5 Miles)

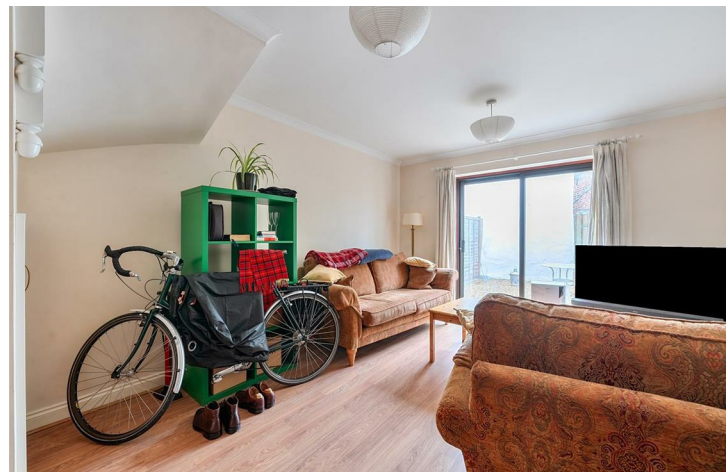
A well-positioned three-bedroom mid-terrace townhouse, set in the heart of Exeter city centre, enjoying views towards the historic St Nicholas Priory.

- City centre
- Off road parking
- Courtyard garden
- Three story townhouse
- Freehold
- No onward chain
- Three bedrooms
- Opposite the priory
- Council tax band: D
- EPC band: C

Guide Price £375,000

## SITUATION

Priory Gardens occupies a highly convenient position within the centre of Exeter, placing a wide range of amenities within easy walking distance. The property lies just moments from the city's shops, cafés, restaurants and cultural attractions, making it an ideal base for those seeking the vibrancy of city living. The immediate outlook towards St Nicholas Priory provides a unique and historic setting, while excellent transport links, including the mainline railway stations and road connections, are all readily accessible.



## DESCRIPTION

This mid-terrace townhouse is arranged over three floors and offers well-proportioned accommodation throughout. The property is presented in reasonable condition but could benefit from some updating, offering an excellent opportunity for purchasers to enhance and personalise the space to their own requirements. A particular feature is the generous living space to the rear, along with a private courtyard garden and the rare advantage of an off-road parking space in such a central location.

## ACCOMMODATION

The ground floor comprises an entrance hall with a cupboard, a kitchen to the front with a window overlooking attractive gardens to St Nicholas Priory, and a good-sized sitting/dining room to the rear. This bright and spacious room features a large sliding glazed door opening directly onto the courtyard garden. On the first floor, there is a double bedroom positioned to the rear with two windows allowing for plenty of natural light, a family bathroom, and a third bedroom currently used as a home office which also has the view out to the gardens of St Nicholas Priory. The second floor provides a further double bedroom, together with access to useful loft/eaves storage.

## OUTSIDE

To the rear is an enclosed courtyard garden, designed with low maintenance in mind and providing space for outdoor seating. The property also benefits from owning a private parking place, an increasingly valuable feature for a city centre home.

## SERVICES

Utilities: Mains drainage, gas, electricity and water  
Heating: Gas boiler  
EPC: C(73)  
Standard, Superfast and Ultrafast broadband available (Ofcom)  
EE, Three, O2 and Vodafone network available (Ofcom)

## AGENTS NOTE

There are a number of restrictive covenants, please enquire for further information.



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.



Approximate Area = 825 sq ft / 76.6 sq m  
For identification only - Not to scale

**Ground Floor**

- Sitting / Dining Room: 4.80 x 3.60m (15'9" x 10'11")
- Kitchen: 3.13 x 2.45m (10'3" x 8')

**First Floor**

- Bedroom 2: 3.60 x 3.01m (11'10" x 9'11")
- Bedroom 3: 3.51 x 2.80m (11'6" x 9'2")

**SECOND FLOOR**

- Bedroom 1: 5.10 x 2.58m (16'9" x 8'6")

Ground Floor, First Floor, SECOND 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: 1436891



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		73	86
	EU Directive 2002/91/EC		

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