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*22 West View Terrace, Exeter, Devon, EX4 3BP*



SOUTHGATE  
— ESTATES —

£320,000





## *22 West View Terrace, Exeter, Devon, EX4 3BP*

A charming three-bedroom Victorian house built in the early 1870s, occupying a tucked-away position, just a short walk from Exeter's city centre. The property retains a good deal of character and offers well-proportioned accommodation arranged over three floors, with an entrance hallway, a dining room and sitting room, a kitchen and cloakroom on the lower ground floor, a spacious master bedroom and bathroom on the first floor, and two further bedrooms on the second floor. The property also benefits from paved gardens to two sides.

West View Terrace is a quiet, pedestrianised terrace situated within easy walking distance of Exeter city centre and its extensive range of high street shops, cafés, restaurants and leisure facilities. The area is also well placed for Exeter University and a choice of highly regarded schools, as well as Miller's Crossing, which is just a one-minute walk from the property and provides direct access to the extensive green spaces and playing fields alongside the River Exe. From here, the riverside can be followed on foot towards the picturesque Exeter Quayside





*Ground Floor* The entrance hallway provides access to the main living accommodation with steps descending to the lower ground floor, additionally, stairs rise to the first floor. There is a window to the side aspect, a useful cupboard beneath the stairs and a door opening into the dining room. The dining room is a well-proportioned reception room with a sash window overlooking the courtyard garden. A door leads through to the kitchen, while a wide archway opens into the adjoining sitting room, where double sash windows catch the morning light. The kitchen is fitted with a range of matching wall and base units with fitted worktops and a tiled splashback. There is a one-and-a-half bowl stainless steel sink and drainer unit with a mixer tap over, space for an oven with a cooker hood above, and further space and plumbing for a washing machine, a dishwasher and fridge freezer. French doors open directly onto the courtyard, while a door provides access to the downstairs cloakroom.

*First Floor* The first floor accommodates the spacious and attractive master bedroom, which features double sash windows and a useful built-in wardrobe. The large bathroom is fitted with a shower cubicle, a separate bath with a mixer tap over, a WC and a pedestal wash basin with a mixer tap over. It has a frosted sash window, with a large built-in airing cupboard.

*Second Floor* The second floor provides two further bedrooms, both with wooden floorboards. The larger of the two bedrooms has two windows and is currently set up as a sitting room, while the third bedroom has a single window with lovely far-reaching views towards the Miller's Crossing footbridge over the River Exe.

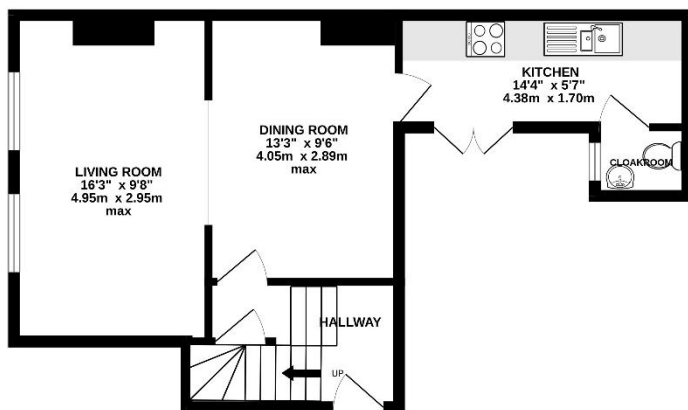
*Outside* The property benefits from two separate areas of outside space, positioned to either side of the house. One garden is laid to paving and complemented by a variety of mature shrubs, providing an attractive and easily maintained area. To the opposite side is a charming walled, courtyard-style garden, with an access gate and further space for outdoor seating and planting.

*Property Information* Tenure: Freehold. Council tax band: C.

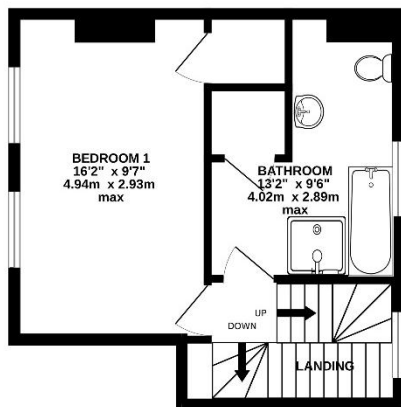
- *3 Bedrooms*
- *Central Location*
- *Period Property*
- *Enclosed Garden*
- *End of Terrace House*
- *No Onward Chain*
- *Double Glazed Windows*



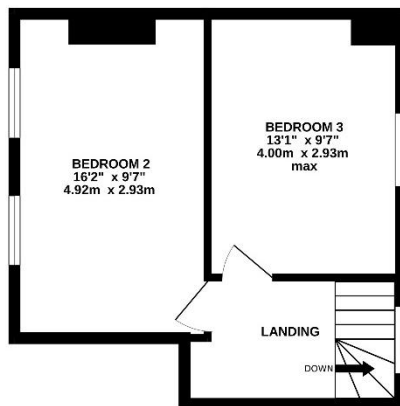
GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR  
337 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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SOUTHGATE

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