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18 Carlton Road, Exeter, EX2 5NS

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£400,000

A spacious and beautifully extended four-bedroom semi-detached family home, ideally situated in the highly sought-after Broadfields area. Offering generous and versatile living accommodation throughout, the property combines modern family living with excellent outdoor space and ample off-road parking.

The ground floor features a bright and airy open-plan living and dining area, complemented by a well-appointed open-plan kitchen/breakfast room. There is also a useful utility room with a downstairs WC, providing additional practicality for busy family life.

To the first floor are four well-proportioned bedrooms, including a stylish master bedroom with a modern en-suite shower room, together with a contemporary family bathroom.

One of the property's standout features is the impressive rear garden, which provides an excellent space for both entertaining and family enjoyment. The garden comprises a generous patio area, lawn and a substantial detached workshop, currently used as a useful hobby/work space.

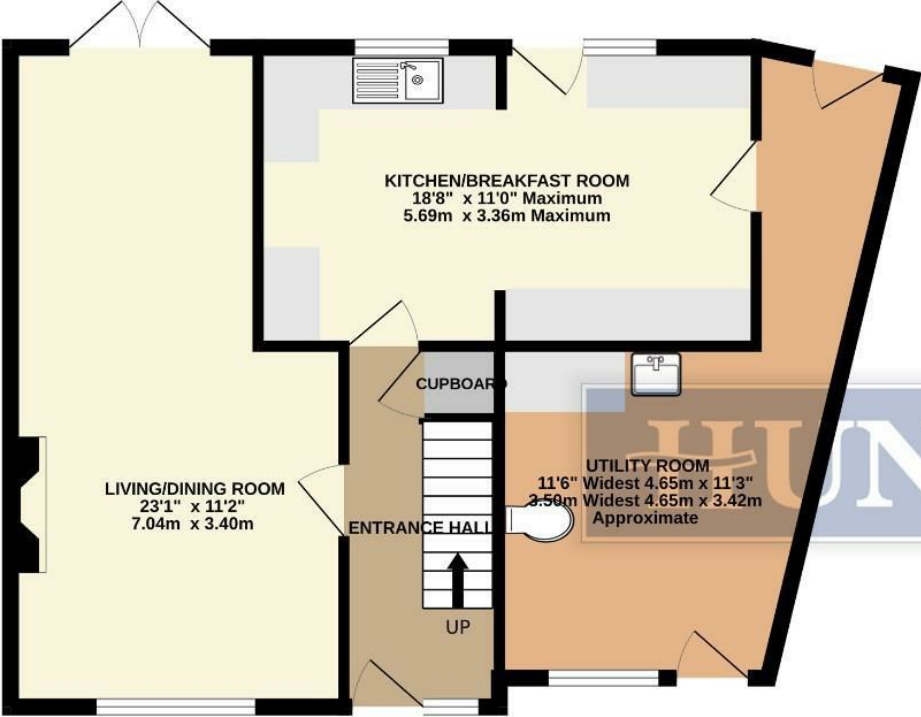
To the front, the property benefits from a private driveway providing off-road parking for up to three vehicles.

The location is particularly attractive for families, being within walking distance of Woodwater Academy and St Peter's Secondary School, while also offering convenient access to the Royal Devon & Exeter Hospital and the wider amenities of Exeter.

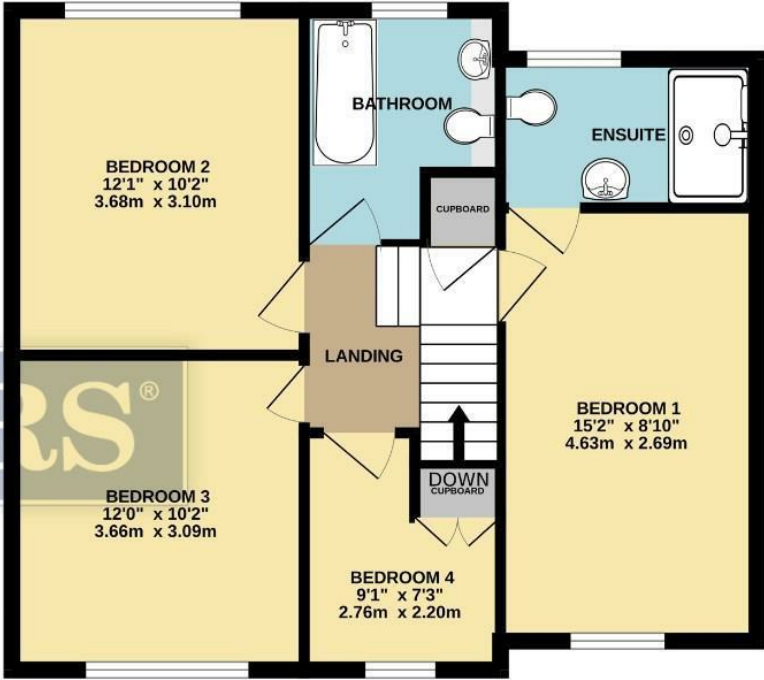
An excellent opportunity to acquire a substantial and versatile family home in a popular and well-connected residential location.

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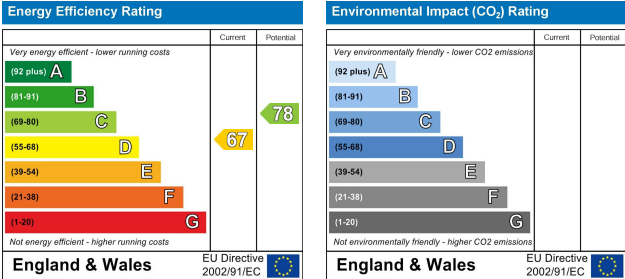
GROUND FLOOR



1ST FLOOR



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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Downstairs

Upon entering the property, you are welcomed into a spacious entrance hall with a double glazed front entrance door, useful under-stairs storage cupboard, front aspect double glazed window and wall-mounted radiator.

The generous living/dining room is a bright and versatile space, enjoying plenty of natural light from the front aspect window and double glazed French doors opening onto the rear garden. A feature gas fireplace with attractive mantelpiece provides a focal point to the room, while there are also television and telephone points and a wall-mounted radiator.

The open-plan kitchen/breakfast room is well equipped with a comprehensive range of wall and base units, complemented by roll-edge work surfaces and a stainless steel sink and drainer. Integrated within the kitchen is a seven-ring Beko range cooker with double oven and grill, with extractor hood over. There is plumbing and space for a dishwasher, together with a double glazed rear aspect window, wall-mounted radiator and the central heating boiler. A door leads through to the utility room.

The particularly useful utility room provides excellent additional storage and workspace, with further base units, roll-edge work surfaces and a Belfast sink. There is plumbing and space for a washing machine, as well as a convenient downstairs WC. A double glazed front aspect window provides natural light, while doors offer access to both the front and rear of the property.

Upstairs

The first-floor landing provides access to all four bedrooms, the family bathroom and the loft space. There is also a useful airing cupboard and access to a partly

boarded loft, offering additional storage potential.

Bedroom one is a well-proportioned principal bedroom featuring a double glazed front aspect window, fitted wardrobes, wall-mounted radiator and television point. The room benefits from a modern en-suite shower room, comprising a generous shower enclosure with sliding glazed door, wash hand basin and low-level WC, together with a double glazed rear aspect window and wall-mounted radiator.

Bedroom two is another good-sized room with a double glazed front aspect window and wall-mounted radiator, while bedroom three enjoys a rear aspect double glazed window and wall-mounted radiator. Bedroom four is a versatile additional bedroom, nursery, study or home office, benefiting from a front aspect double glazed window, built-in wardrobe and wall-mounted radiator.

Completing the first floor is the family bathroom, fitted with a panelled bath with shower over, vanity wash hand basin and low-level WC. A rear aspect double glazed window provides natural light and ventilation, with a wall-mounted radiator completing the room.

Outside

The property benefits from attractive and practical outside space to both the front and rear.

To the front, there is a generous block-paved and gravelled driveway providing off-road parking for approximately three to four vehicles. The area also provides convenient space for household bins, together with access to the utility room.

The enclosed rear garden is a particularly appealing feature of the property and offers an excellent combination of space and versatility. There is a generous

patio seating area with veranda, providing an ideal setting for outdoor dining and entertaining, together with areas of lawn and established flower beds. Side access further enhances the practicality of the garden.

A substantial workshop measuring approximately 8' x 12' is located within the rear garden and benefits from a power supply, making it ideal for a variety of uses including hobbies, DIY, storage or a dedicated workspace.

The rear garden is currently undergoing further improvement, with additional paving slabs being laid. These works are expected to be completed shortly, creating an even more attractive and usable outdoor space.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracies or errors can be accepted and no warranty is made as to the accuracy of the information provided. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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