



16 Eagle Cottages, Bonhay Road

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Exeter, Devon EX4 3AA

Exeter Quay (0.5 Miles), Exeter Cathedral (0.6 Miles)

A beautifully renovated three-bedroom period home, offering stylish and versatile accommodation in a sought-after central Exeter location. Currently operating as a highly successful holiday let, the property is available with no onward chain.

- Fully renovated
- Fully furnished
- Modern kitchen
- Walk to city centre
- Freehold
- No onward chain
- Open-plan living
- Balcony & terrace
- Three bedrooms
- Council tax band: B

Guide Price £375,000

SITUATION

Eagle Cottages occupies an enviable position on Bonhay Road, within easy walking distance of Exeter's historic city centre, the picturesque Quayside and the wide range of shops, restaurants, cafés and leisure facilities the city has to offer. Exeter St David's railway station is also within easy reach, providing excellent rail links to London Paddington and the wider South West. The property is ideally placed for the University of Exeter, Exeter College and the city's excellent transport connections, making it an attractive permanent residence, second home or investment opportunity.



DESCRIPTION

Comprehensively renovated throughout to a high standard, this charming period cottage combines character with contemporary styling to create an exceptional home ready for immediate occupation. The property is beautifully presented with modern fixtures and fittings, whilst retaining an abundance of charm. The property is available to purchase fully furnished by separate negotiation, offering a ready-to-enjoy home or a turnkey opportunity for those wishing to continue its successful holiday letting business.

Currently run as an extremely successful holiday let, the property has established itself as a thriving business with an excellent reputation. Further information regarding the holiday letting business and trading figures is available from the selling agent upon request.

The accommodation is arranged over three floors and enjoys a spacious open-plan living area, three bedrooms, a contemporary bathroom and the added benefit of a delightful balcony from the principal bedroom. Offered to the market with no onward chain, the property presents a rare opportunity for buyers.

OUTSIDE

The property enjoys a variety of attractive outdoor spaces. A charming balcony is accessed directly from the principal bedroom, providing an ideal spot to enjoy a morning coffee or evening drink. On the ground floor, a delightful terrace offers further space for outdoor seating and al fresco dining. To the front of the property is a surprisingly generous garden, designed with ease of maintenance in mind and predominantly laid to gravel, creating an attractive outdoor area. A timber garden shed provides useful external storage.

SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: Gas boiler - Installed 2026

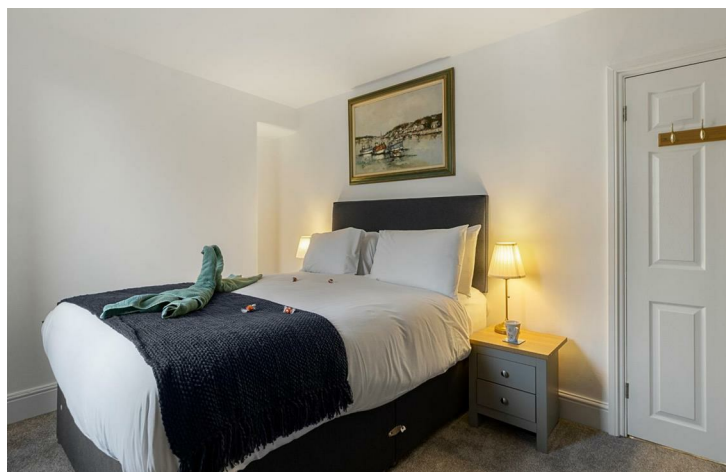
Tenure: Freehold

EPC: C(68)

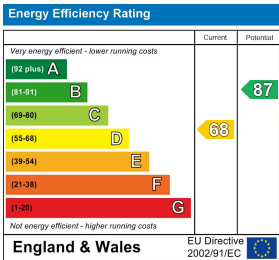
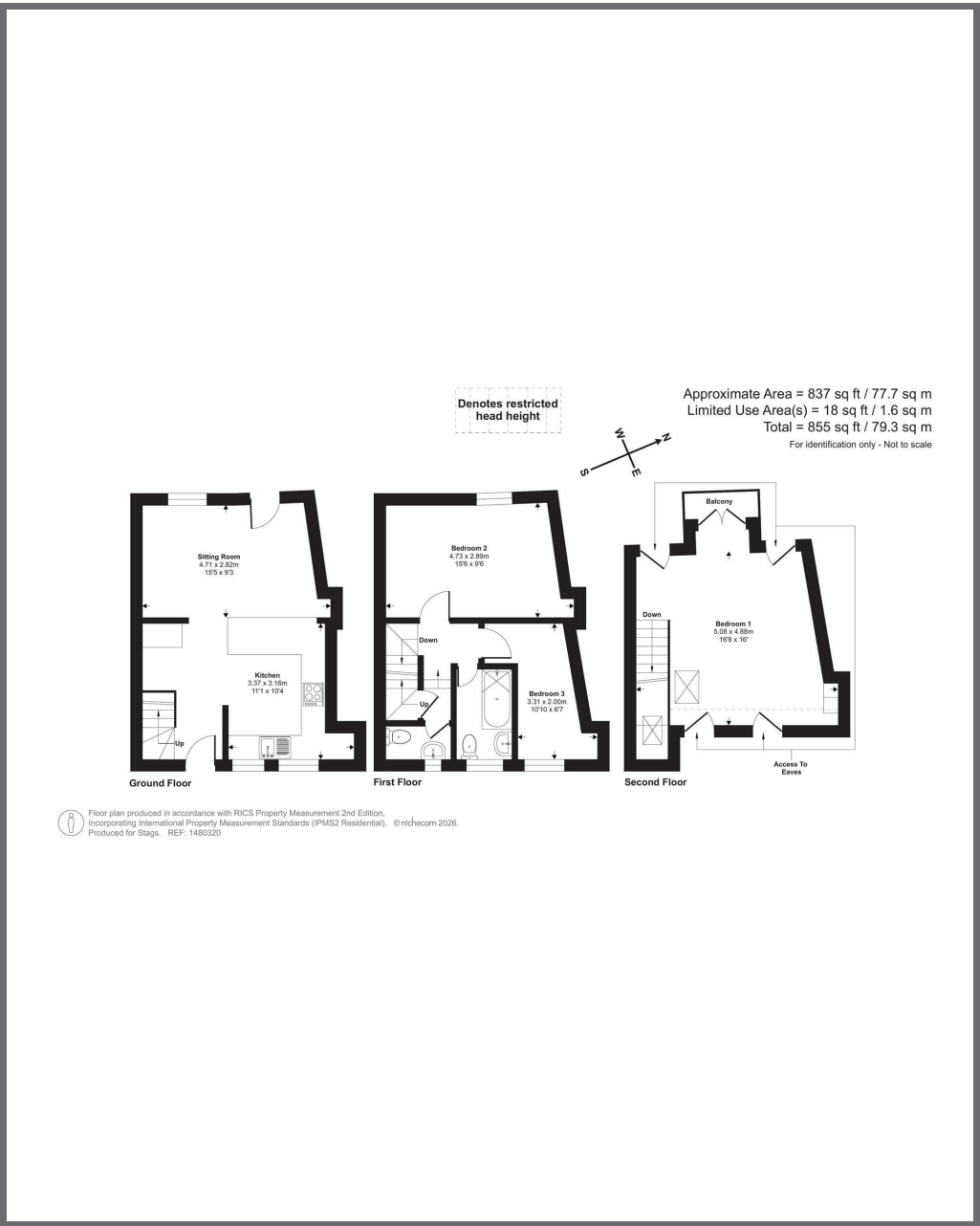
Ultrafast broadband available (Ofcom)

EE, Three, O2 and Vodafone mobile network available (Ofcom)

Flooding: It is understood that the property has a "medium" risk for both surface water and Rivers.



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.



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