




SOUTHGATE
— ESTATES —

£735,000



4



2



2

2 Buckerell Avenue, Exeter, Devon, EX2 4RA





2 Buckerell Avenue, Exeter, Devon, EX2 4RA

Occupying a prime position within one of Exeter's most prestigious residential streets, this elegant detached period home offers over 2,000 sq ft of beautifully proportioned accommodation, combining timeless character with generous modern family living.

Built in 1932 and significantly enhanced by a substantial two-storey rear extension, the property enjoys an exceptional balance of original architectural features and practical contemporary space. The current owners have further improved the property during their ownership, including enclosing the front porch, updating the kitchen and both bathrooms, adding a ground floor cloakroom and replacing the boiler.

Set within a mature plot, the home is approached via a private driveway and further benefits from a garage and a remarkable rear garden that provides a wonderful sense of privacy and tranquillity.





The welcoming entrance porch leads into a spacious reception hall, setting the tone for the accommodation beyond. To the front of the property, a superb bay-fronted sitting room is filled with natural light and retains a wealth of character, including picture rails and an attractive fireplace surround. A separate dining room offers an ideal space for entertaining and enjoys direct access to the garden.

Undoubtedly the heart of the home is the impressive extended kitchen and breakfast room. Thoughtfully updated by the current owners, it has been designed to create a generous family living space and features an extensive range of fitted units, quartz work surfaces and ample room for dining and everyday family life. A practical utility area provides additional storage and direct access to the garden, whilst a useful ground floor cloakroom/WC adds further convenience.

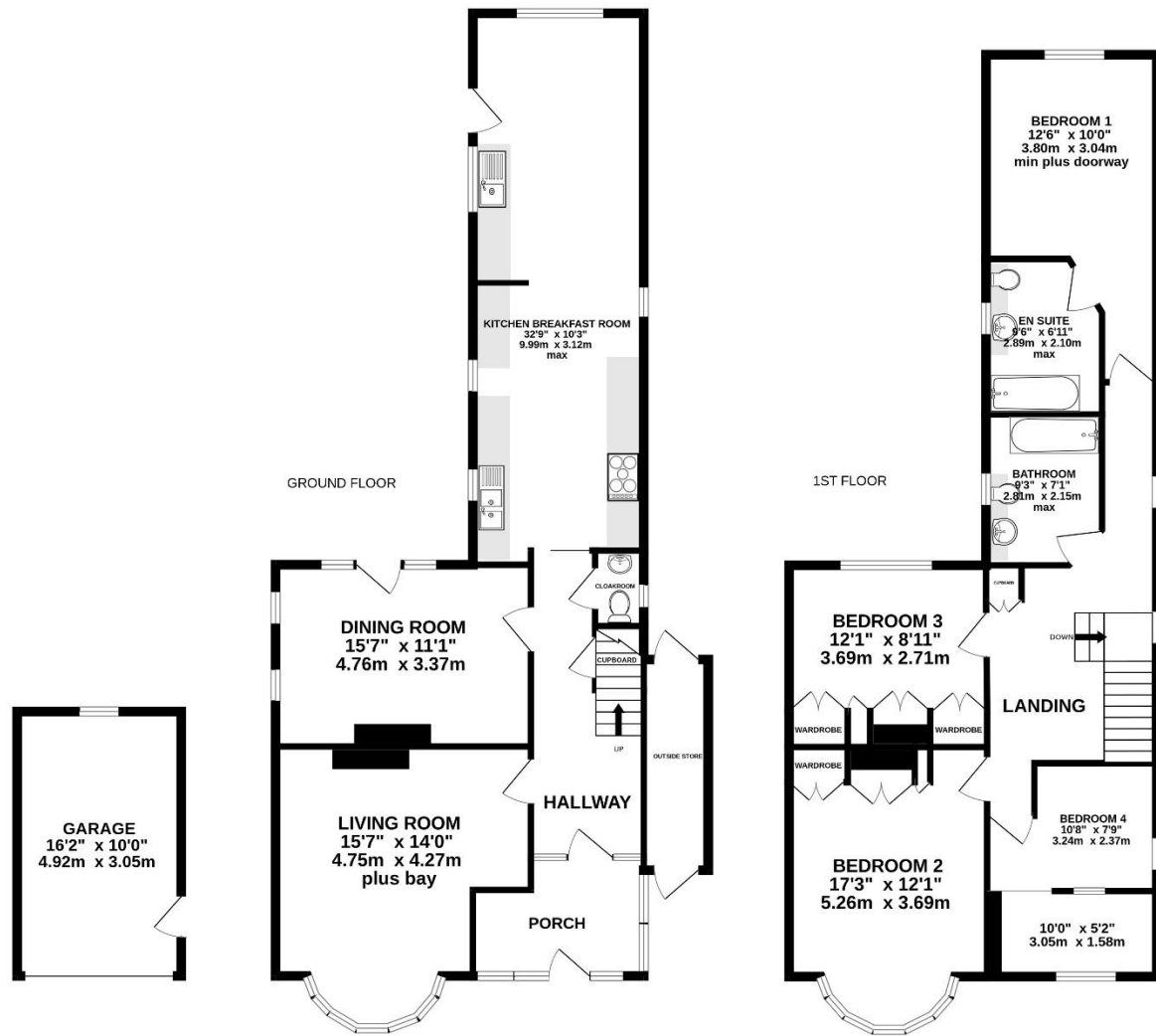
The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and delightful views over the rear garden, while two further double bedrooms include built-in storage. A versatile fourth bedroom provides flexible accommodation suitable for a child's room, home office or guest space. A contemporary family bathroom, updated by the current owners, serves the remaining bedrooms.

Further benefits include an outside store, garage with power and lighting, additional off-road parking, a replacement boiler and the significant advantage of no onward chain.

Property Information Tenure: Freehold. Council tax band: E.

- *Prestigious St Leonards address*
- *Attractive detached period family home*
- *Over 2,000 sq ft of accommodation*
- *Substantial two-storey rear extension*
- *Impressive kitchen/breakfast room*
- *Beautiful mature rear garden*





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.
 Made with Metropix ©2025

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk

SOUTHGATE
 ESTATES
 50-51 South Street, EX1 1EE
 01392 207444
info@southgatestates.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.