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*5 Iddesleigh Road, Exeter, Devon, EX4 6LY*



SOUTHGATE  
ESTATES

£295,000





## *5 Iddesleigh Road, Exeter, Devon, EX4 6LY*

A charming two bedroom terraced period home, situated in the popular residential area of Iddesleigh Road, Exeter. The property retains a wealth of character features throughout, including wooden floorboards, decorative corbels and a wood-burning stove, whilst offering well-proportioned accommodation and an attractive enclosed rear garden.

The property occupies a convenient position within easy reach of Exeter city centre, the University of Exeter and a wide range of local amenities. Nearby shops, cafés and transport links cater well for everyday needs, whilst the city centre provides an extensive selection of retail, leisure and dining facilities.





*Accommodation* The front door opens into an entrance vestibule which leads through to the hallway and dining room, creating a welcoming first impression, complemented by attractive decorative corbels which enhance the property's period character. Wooden floorboards extend from the hallway area through to both the dining room and living room, and stairs rise to the first floor with useful storage beneath. The dining room is a well-proportioned reception space featuring fitted shelving and a cupboard to the alcoves. An archway opens into the living room, creating an excellent flow between the two spaces. The living room is a particularly attractive room, benefitting from a bay window to the front aspect, enhanced by bespoke fitted shutters, and a wood-burning stove which forms a focal point to the space. To the rear of the property is the kitchen, fitted with a range of matching wall and base units complemented by solid wood worktops, a tiled splashback and a Belfast sink with a mixer tap over. Appliances include an oven with a gas hob and extractor hood above, whilst there is space for a tall fridge freezer, washing machine, tumble dryer and dishwasher. A window overlooks the rear garden and a door provides direct access outside. The kitchen also benefits from tiled flooring. On the first floor, wooden flooring continues from the landing into both bedrooms, further contributing to the property's character. The principal bedroom is a generously proportioned double room featuring a bay window to the front aspect, together with a cast-iron fireplace and fitted shelving to the alcoves. Bedroom two is a further double bedroom enjoying a pleasant outlook to the rear, with the additional benefit of a built-in cupboard to an alcove. The family bathroom is a good-sized room fitted with a bath incorporating a shower over, a pedestal wash basin and a close-coupled WC. A window to the rear aspect provides natural light and ventilation.

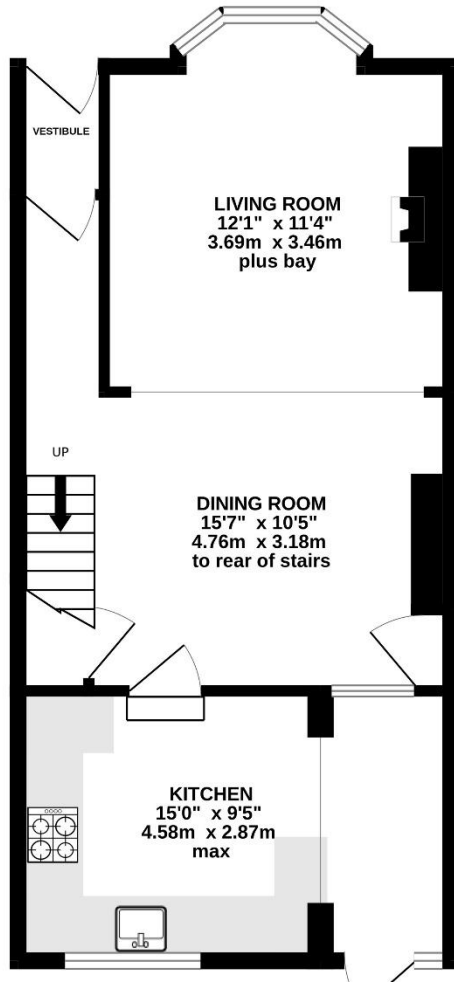
*Outside* To the rear of the property is a fully enclosed garden, providing a pleasant outdoor space for relaxing and entertaining. Immediately adjoining the house is a patio area, ideal for outdoor seating, which leads onto a gravelled section towards the rear of the garden. Established climbing plants and mature greenery soften the boundaries and add colour and interest throughout the seasons, creating an attractive setting to enjoy.

*Property Information* Tenure: Freehold. Council Tax Band: B.

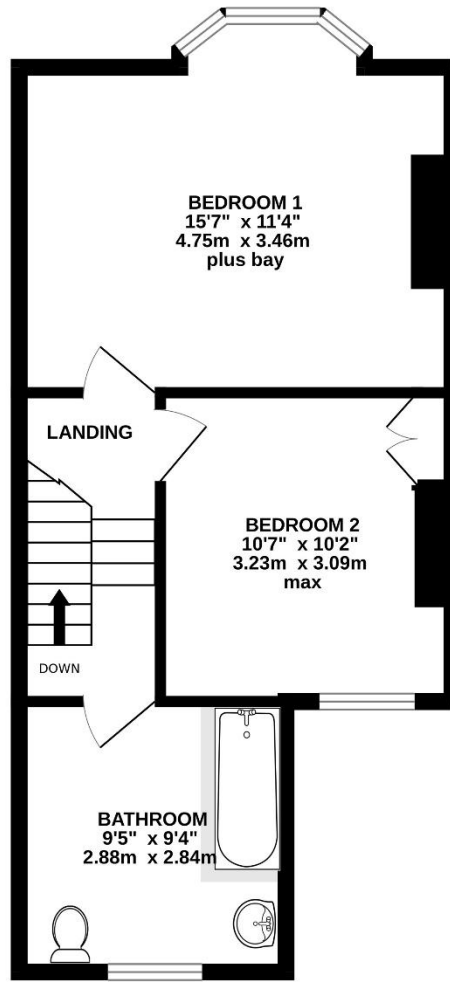
- *2 Double Bedrooms*
- *Enclosed Garden*
- *Terraced House*
- *Convenient Location*
- *Period Property*
- *Spacious Accommodation*



GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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**SOUTHGATE**

ESTATES

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