



COATES ROAD

EXETER, EX2 5RW



Robert Williams

SALES | LETTINGS | AUCTIONS

“Deceptively spacious hillside home with views, superb summer house and fantastic outdoor entertaining space.”



# COATES ROAD

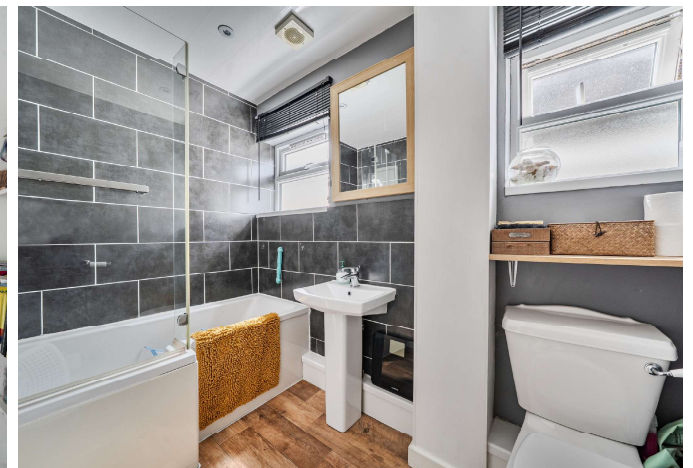
Exeter, EX2 5RW

**Deceptive from the front, this spacious three-bedroom home reveals far more than first impressions suggest. Built into the hillside, the property extends over two levels to the rear, creating generous accommodation complemented by elevated views across the surrounding area.**

Beautifully presented throughout, the property is ready to move straight into while still offering plenty of scope for buyers to personalise and make it their own. The lower ground floor features a generous sitting room together with a spacious kitchen, providing an excellent hub for everyday family life and entertaining. Upstairs are three well-proportioned bedrooms and a modern family bathroom, creating comfortable accommodation ideally suited to first-time buyers and young families.

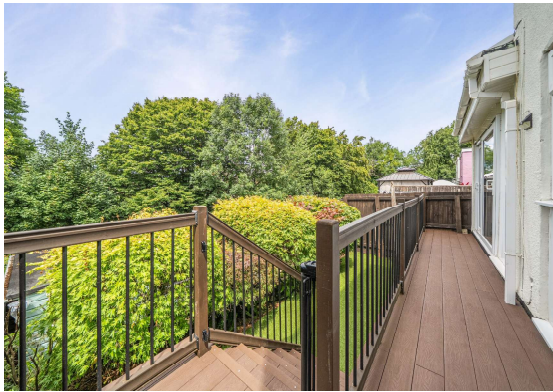
Outside, the property continues to impress with an attractive decked seating area leading to a superb detached summer house. Whether used as a home office, hobby room or simply a place to relax, it creates a fantastic additional living space and is perfect for summer barbecues, entertaining friends or enjoying peaceful evenings outdoors.

Combining space, versatility and a convenient location, this is a home that offers exceptional value and must be viewed to be fully appreciated.



3  bedrooms 1  bathrooms  
1  receptions 0  car spaces

**Local Authority:** Devon Council  
**Council Tax Band:** B  
**Tenure:** Leasehold  
**Heating:** Electric  
**Services:** Mains water and drainage  
**Energy Efficiency Rating:** F



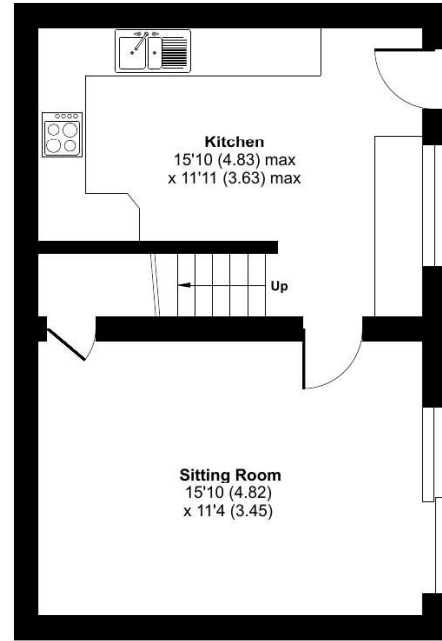
## Coates Road, Exeter, EX2

Approximate Area = 851 sq ft / 79 sq m

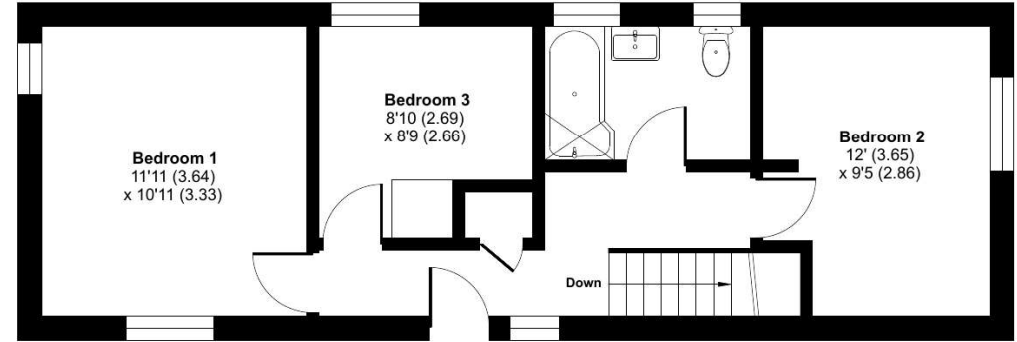
Outbuilding = 125 sq ft / 11.6 sq m

Total = 976 sq ft / 90.6 sq m

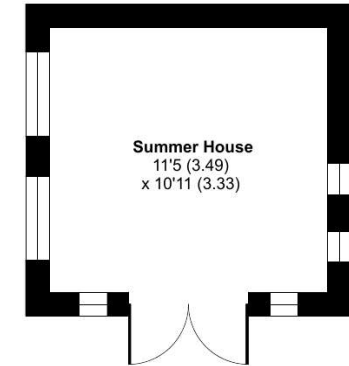
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Robert Williams Ltd. REF: 1480176



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.