



14 North Avenue, Exeter, EX1 2DU  
Guide Price £650,000 to £675,000

  
FRANCIS LOUIS  
Residential



Guide Price £650,000 to £675,000 - A rare opportunity to acquire a beautifully presented four double bedroom Victorian townhouse, superbly located on the ever-popular North Avenue in Heavitree, one of Exeter's most sought-after residential roads. This substantial period home has been thoughtfully extended and upgraded to provide generous, flexible accommodation perfectly suited to modern family living, while retaining the charm and character expected of a Victorian property.

The ground floor offers a welcoming and well-balanced layout. A traditional front lounge provides an elegant reception space, while to the rear the property opens into a stunning extended kitchen, living and dining area, forming the true heart of the home. This impressive space is flooded with natural light via large glazed doors, creating a seamless connection between the house and the garden. The kitchen is finished to a high standard with extensive cabinetry, generous work surfaces and a central island, ideal for both everyday living and entertaining. A downstairs WC adds valuable practicality.

Arranged over the upper floors are four well-proportioned double bedrooms, all offering excellent natural light and flexibility for families, home working or guest accommodation. The property is served by two bathrooms, providing convenience for larger households.

Externally, the home continues to impress. To the front is a private driveway providing off-road parking for two vehicles, a rare and highly desirable feature for the area. To the rear, the enclosed garden offers a peaceful retreat with patio seating and lawn, ideal for outdoor dining and relaxation.

North Avenue is perfectly positioned for access to Heavitree's excellent local shops, cafés and amenities, as well as nearby schools, parks, the RD&E Hospital and Exeter city centre. This outstanding home is offered to the market with no onward chain, making it an excellent opportunity for a smooth and straightforward purchase.





## Entrance & Hallway

The property is entered via a welcoming hallway that immediately sets the tone for the home, with period proportions, high ceilings and a sense of space typical of Victorian architecture. Stairs rise to the upper floors, while doors lead through to the principal ground floor rooms.

## Lounge

Positioned at the front of the property, the lounge is a beautifully presented reception room featuring a large bay window that floods the space with natural light. This elegant room provides a comfortable yet refined setting, ideal for relaxing or entertaining, and retains the character and charm expected of a Victorian townhouse.

## Kitchen, Living & Dining Area

To the rear of the home is a stunning extended kitchen, living and dining space, designed as the heart of the house. This impressive open-plan area offers excellent natural light and a seamless connection to the rear garden via large glazed doors.

The kitchen is finished to a high standard with extensive fitted cabinetry, generous work surfaces and a central island, creating a highly functional and sociable space suited to both everyday family life and entertaining. The layout allows for defined dining and seating areas while remaining open and flowing

## Ground Floor WC

A convenient downstairs WC is located off the main living space, providing valuable practicality for guests and family use.





### First Floor Accommodation

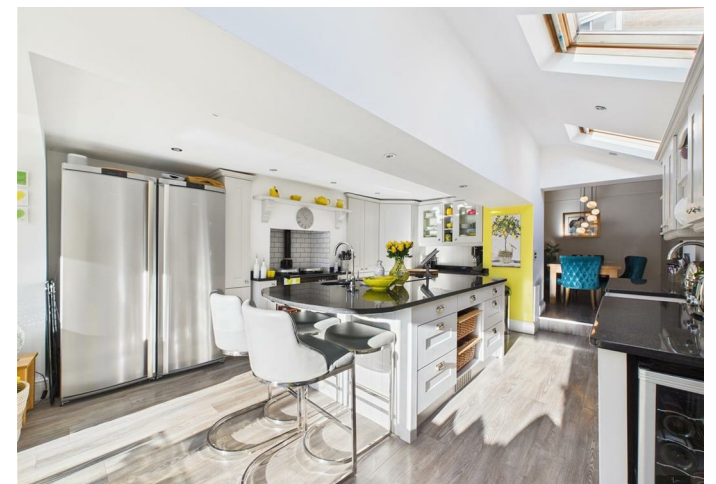
The first floor offers two generous double bedrooms, both well-proportioned and filled with natural light. This level also benefits from two bathrooms, providing excellent convenience for family living and ensuring flexibility for guests or shared use. Both bathrooms are well appointed and thoughtfully arranged to meet the needs of a modern household.

### Second Floor Accommodation

The second floor continues the theme of space and flexibility, with two further double bedrooms.

### Outside

To the front of the property is a private driveway providing off-road parking for two vehicles, a particularly desirable feature for this location. To the rear, the enclosed garden offers a peaceful and private outdoor space, laid to lawn with a patio seating area, ideal for outdoor dining, entertaining and relaxation.









Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1618 ft<sup>2</sup>

Reduced headroom

32 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

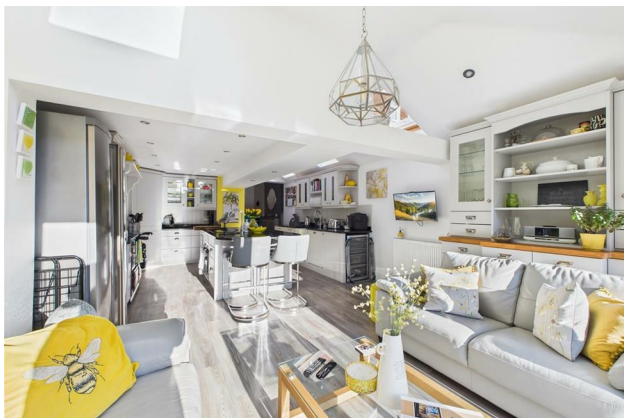
Calculations reference the RICS IPMS  
 3C standard. Measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

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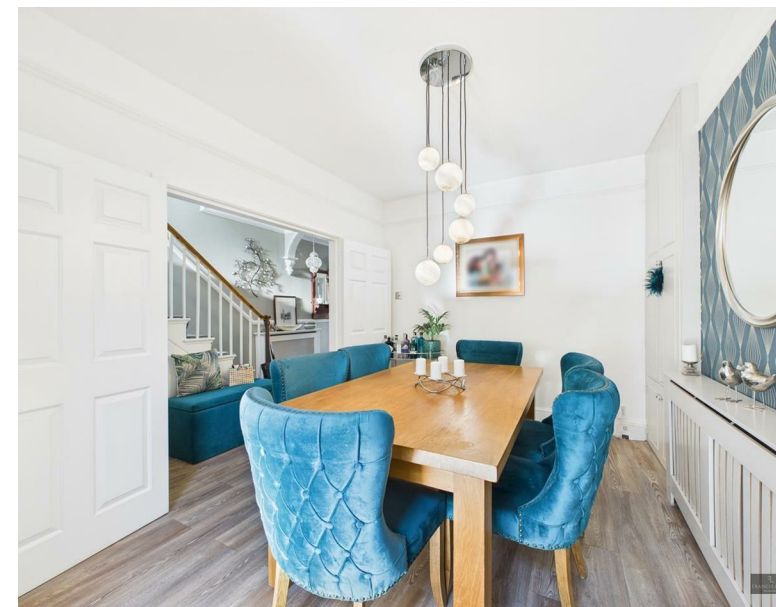
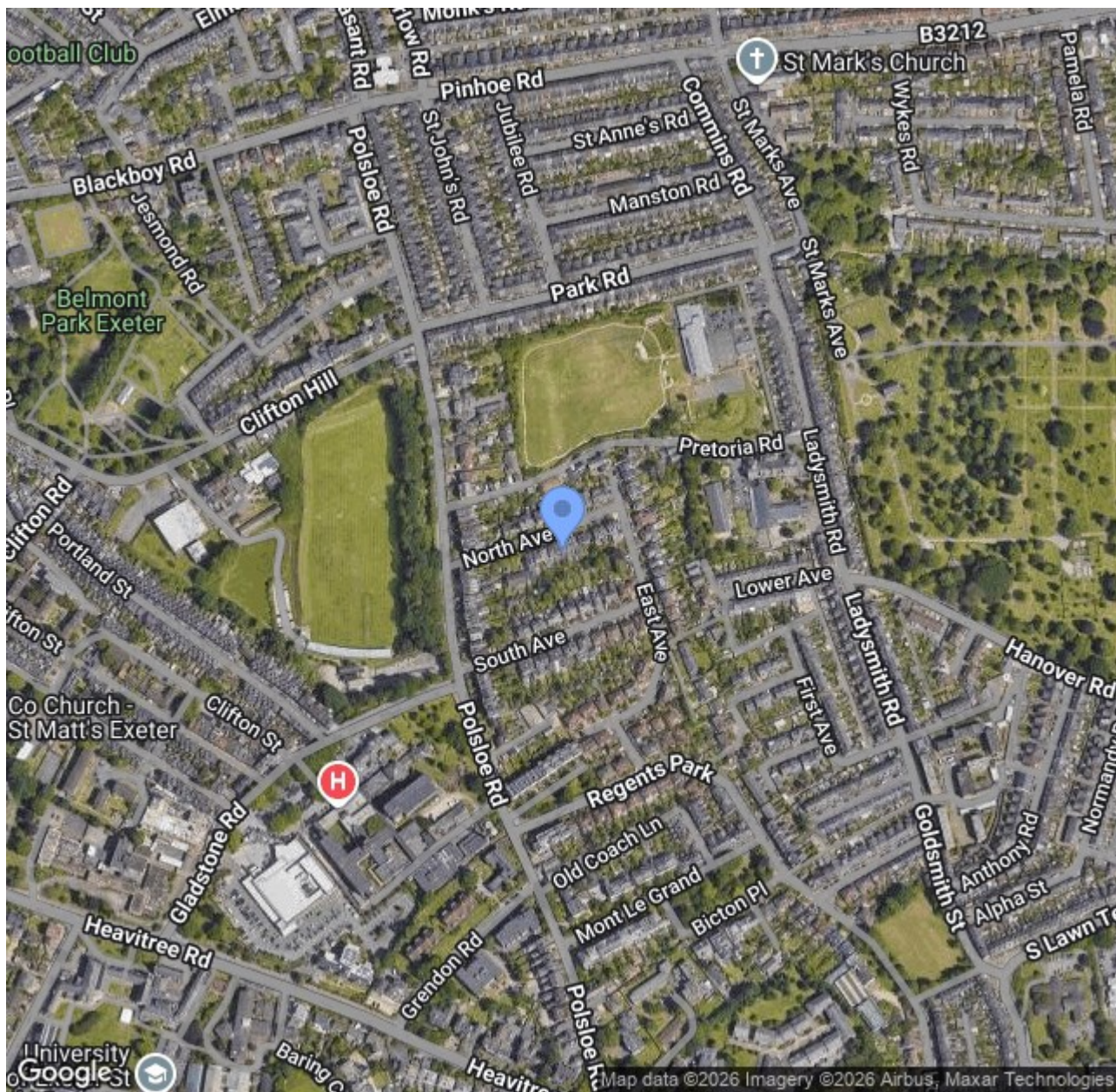




- Beautifully presented four double bedroom Victorian townhouse
- Located on the highly sought-after North Avenue, Heavitree
- Thoughtfully extended to provide generous and flexible accommodation
- Two bathrooms, ideal for family living
- Private driveway to the front providing off-road parking for two vehicles
- Downstairs WC for added practicality
- Offered to the market with no onward chain
- Enclosed rear garden with patio seating and lawn, perfect for outdoor dining and relaxation







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