



FRANCIS LOUIS  
Residential



Newcombe Terrace, Exeter, EX1 2TE  
Guide Price £325,000



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Guide Price £325,000- £350,000

We are delighted to present this charming three storey Victorian house located on the ever-popular Newcombe Terrace in Heavitree. A rare opportunity to purchase a spacious period home in one of Exeter's most sought-after residential areas, the property offers generous and versatile accommodation making it an ideal family home.

The ground floor features a welcoming lounge with bay window, a separate dining room and an extended kitchen and breakfast room with direct access to the garden. There is also the benefit of a utility area. On the upper floors you will find three well-proportioned double bedrooms and a large family bathroom. Outside, the property enjoys a low-maintenance courtyard garden, perfect for outdoor dining and entertaining.

The house further benefits from gas central heating, double glazing and is being sold with no onward chain.

Situated in the heart of Heavitree, the property is within easy reach of local shops, well-regarded schools, Heavitree Park, the RD&E Hospital and excellent transport links into Exeter city centre. This is a fantastic opportunity to secure a substantial Victorian home in a highly desirable location.



#### Newcombe Terrace, Heavitree

This attractive three storey Victorian home offers well-balanced accommodation, combining period character with generous living space. Situated on the ever-popular Newcombe Terrace in Heavitree, the property is being sold with no onward chain.

#### Lounge

Located at the front of the property, the lounge features a traditional bay window that floods the room with natural light. This welcoming space is ideal for relaxing with family or entertaining friends.

#### Dining Room

A separate dining room provides the perfect setting for formal meals or family gatherings. Positioned at the centre of the house, it offers a versatile space that could also be used as a playroom or study.





### Kitchen / Breakfast Room

Extended to the rear, the kitchen has been designed as the heart of the home. With ample work surfaces, fitted units and space for modern appliances, it flows seamlessly into a bright breakfast area with French doors opening directly onto the garden.

### Utility Room

Conveniently located off the kitchen, the utility room adds practicality with extra storage and space for laundry appliances.

### Bedroom

The property boasts three generous double bedrooms arranged over two upper floors. The first floor has two well-proportioned rooms, both filled with natural light and retaining period charm. The second floor provides a large bedroom set within the eaves, featuring a Velux window and built-in storage – perfect as a master suite, guest room or private home office.

### Bathroom

A large family bathroom occupies the first floor, offering a bath with overhead shower, pedestal sink and WC. Its generous proportions provide plenty of scope for further enhancement if desired

### Garden

The property benefits from an enclosed, low-maintenance courtyard garden with raised borders. This private outdoor space is perfect for summer dining, entertaining or simply enjoying a quiet evening.

### Location

Newcombe Terrace is one of Heavitree's most sought-after roads, within easy reach of local shops, cafés and Heavitree Park. Well-regarded schools, the RD&E Hospital and transport links to Exeter city centre are all close by, making this a highly desirable location for families and professionals alike.

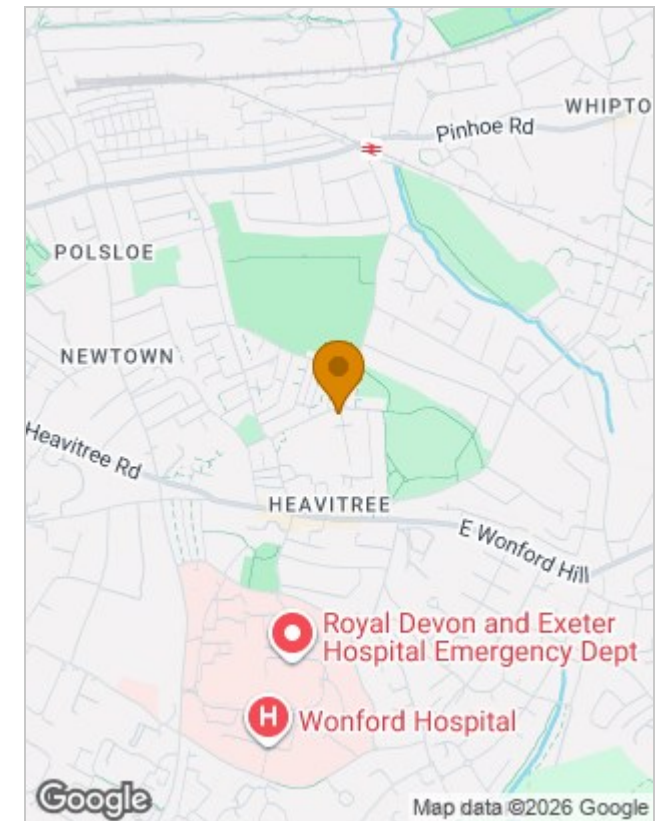




## Floor Plans



## Location Map



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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