



87 Regent Street, Exeter, EX2 9EH

Guide Price **£270,000**

87 Regent Street

Exeter

- Edwardian Mid Terrace
- Preserved period features
- Good sized garden
- Deceptively spacious
- 3 Double bedrooms
- Desirable location
- Level walk to shops and amenities
- Gas central heating & uPVC double glazing
- No onward chain!

There's plenty of character and space to work with at this substantial period home on Regent Street, a popular residential road in Exeter. Much larger than you might expect from the outside, the property offers three good sized double bedrooms and a small single, generous living accommodation arranged over several floors and a particularly long rear garden. It would benefit from modernisation throughout, but with high ceilings, original doors, picture rails and ceiling roses still in place, there's a lovely opportunity to bring this home up to date while retaining its period charm.

The front entrance leads through to a hallway with a staircase featuring stripped wooden banisters. The main sitting and dining room is an impressive length, offering plenty of space for both relaxing and entertaining, with high ceilings and period detailing adding to its character. A door provides access to the side passageway and rear garden. The kitchen is another good-sized room, currently fitted with solid wood units and a stone-clad feature fireplace.





Although ready for updating, it has a useful open layout and a large window giving plenty of light. To the rear is a single-storey utility area with a downstairs WC & shower and access out to the garden.

The staircase splits at first-floor level, adding to the character of the house. To the rear is a smaller bedroom, which would also make a useful home office, overlooking the garden, along with a bathroom fitted with a white suite. The main first-floor accommodation includes two good-sized double bedrooms, with the particularly generous front bedroom benefiting from a fitted cupboard and double-glazed windows. Original doors and picture rails remain throughout much of this floor.

A further staircase leads to the top floor, where you'll find another spacious double bedroom with built-in storage and lovely elevated views across the rear garden and towards the city.

Outside, the long rear garden is a real feature of the property, offering plenty of scope for landscaping and creating different areas for sitting, planting or enjoying the sunshine. There is an existing pergola, garden shed and a small patio area, with access from the house and side passageway.

The property benefits from gas-fired central heating, UPVC windows and mains drainage. While there's updating to be done, the generous proportions, surviving period features and long garden provide an excellent starting point for someone looking to create a lovely family home in Exeter.

The property is being sold with no onward chain, and the existing furniture will be removed before completion.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Exeter City Council
2026/27 – £2218.09

Utilities: Mains electric, gas, water, telephone &
broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

Listed: No

Conservation Area: Yes

Tenure: Freehold

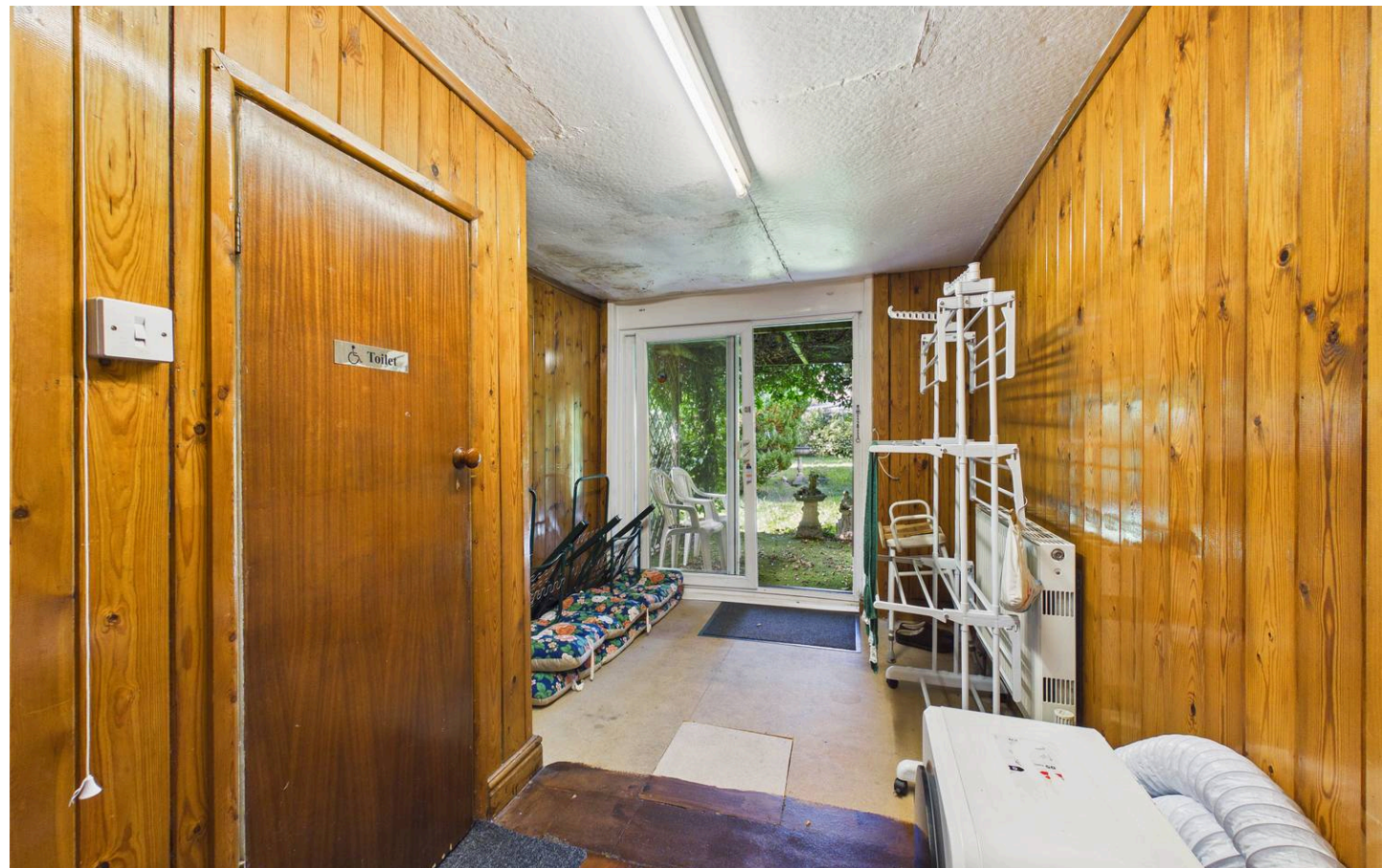
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
111.7 m²

(1) Excluding balconies and terraces

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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Executor's / Probate Sale:

The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

EXETER is the cathedral city and capital city of Devon. The city is on the River Exe about 37 miles (60 km) northeast of Plymouth and 70 miles (110 km) southwest of Bristol.

Exeter was the most south-westerly Roman fortified settlement in Britain. Exeter Cathedral was founded in the mid-11th century. During the late 19th century, Exeter became an affluent centre for the wool trade. After the Second World War, much of the city centre was rebuilt and is now considered to be a centre for modern business and tourism in Devon and Cornwall. Famed for its world class University.



DIRECTIONS

For SavNav: EX2 9EH

What3Words: [///camp.shall.boot](https://www.what3words.com/camp.shall.boot)



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.