



East of 
ESTATE AGENTS

East & 

New North Road
Central Exeter OIEO £800,000

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Situated on one of Exeter's most sought-after central addresses, this impressive five/six-bedroom period townhouse offers beautifully proportioned accommodation arranged over four floors, blending elegant original features with modern living. The property boasts two/three reception rooms, contemporary kitchen and flexible bedrooms ideal for family life, guests and home working. Outside, a private enclosed garden leads to the rare advantage of off-road parking and garage. A superb opportunity to acquire a characterful and versatile home within easy reach of Exeter's amenities.

Impressive Townhouse | Sought After Central Location | Five/Six Bedrooms | Two/Three Reception Rooms | Modern Kitchen | Two Bathrooms plus ground floor WC | Accommodation Over Four Floors | Flexible Living | Patio and Garden | Garage and Parking

DESCRIPTION

Situated on one of Exeter's most desirable central addresses, this impressive and beautifully proportioned five-bedroom period townhouse offers exceptional space, character and versatility arranged across four floors. Rich in original architectural features and now thoughtfully updated to a high standard, the property combines elegant period charm with modern living in a highly convenient city-centre location. Behind its attractive façade, the home opens into a welcoming reception hall which immediately reflects the scale and character found throughout the property. High ceilings, original detailing and generous proportions create a wonderful sense of space and light.

The principal reception room to the front of the house is particularly striking, featuring a beautiful bay window with original shutters, decorative fireplace with wood burner and original detailing which together create a refined yet comfortable living space. A further reception room provides an elegant setting for formal dining, enjoying views across the rear garden and retaining charming original cabinetry. To the rear, a modern kitchen offers an ideal environment for family living and entertaining, with direct access out to the immediate terrace with access up to the lawn garden.

Across the upper floors, the accommodation continues to impress, offering five well-proportioned bedrooms, many of



which retain attractive period fireplaces, original mouldings, and large windows that fill the rooms with natural light. The principal bedroom, which is currently being used as the main drawing room, is situated on the first floor and spans the full width of the property to the front. It features a stunning marble fireplace alongside original plasterwork and panelled detailing, creating a space of real character and presence.

A further double bedroom is also located on the first floor along with a family bathroom, with two additional bedrooms on the second floor again with access to a second family bathroom, and a further two on the top floor. The uppermost level offers excellent potential to create a wonderful principal suite, subject to the necessary planning consents. Altogether, the property provides highly flexible accommodation, ideal for family living, guest rooms, or dedicated home working and study spaces.

Externally, the property benefits from a delightful enclosed rear garden providing a surprising degree of privacy for such a central location. Immediately outside the house is a paved courtyard area ideal for outdoor dining, leading to a larger lawned garden with mature planting with flower borders. A rear access leads to the property's highly sought-after off-road parking space and garage.

Rarely do properties of this scale, character and location become available in central Exeter. With generous accommodation, beautiful original features and the significant advantage of garage and parking, 11 New North Road represents a superb opportunity to acquire an elegant city home within easy reach of Exeter's vibrant amenities, university and transport connections.

LOCATION

New North Road is ideally situated just north of Exeter city centre, within easy reach of a wide range of shops, restaurants, cafés and leisure facilities. The property is particularly well placed for access to University of Exeter, making it an attractive location for students, academics and professionals alike.

The area benefits from excellent transport links, with convenient access to local bus routes, Exeter St David's railway station and the A30 and M5 for commuting further afield. Nearby green spaces include Northernhay Gardens and Rougemont Gardens, while the historic city centre and quayside are both within walking distance.

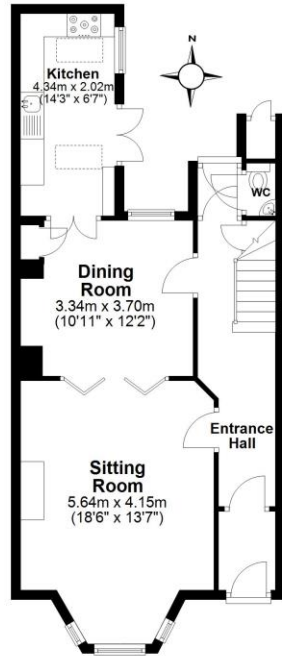


AGENTS NOTES

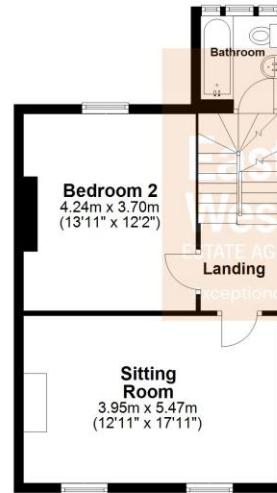
To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold
 Council Tax Band: D
 Council: Exeter City Council
 Parking: Off Street Parking Space and Residents Permit Parking
 Garden: Lovely Rear Garden
 Electricity: Mains
 Heating: Mains Gas Boiler
 Water supply: Mains
 Sewerage: Mains
 Broadband: Virgin Media Gig1 Fibre
 Mobile Signal: Several networks currently showing as available at the property including EE and O2

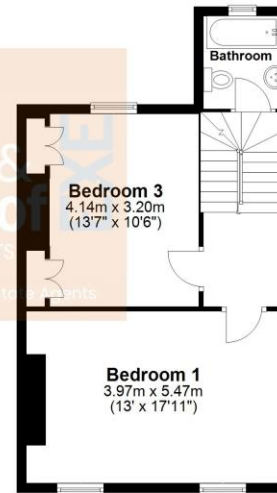
Ground Floor
 Main area: approx. 56.5 sq. metres (608.1 sq. feet)
 Plus store, approx. 0.5 sq. metres (5.2 sq. feet)



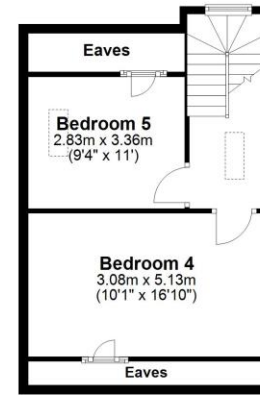
First Floor
 Approx. 46.8 sq. metres (504.0 sq. feet)



Second Floor
 Approx. 46.8 sq. metres (504.0 sq. feet)



Third Floor
 Main area: approx. 33.0 sq. metres (355.4 sq. feet)
 Plus eaves, approx. 5.4 sq. metres (57.9 sq. feet)



Main area: Approx. 183.2 sq. metres (1971.6 sq. feet)
 Plus eaves, approx. 5.4 sq. metres (57.9 sq. feet)
 Plus store, approx. 0.5 sq. metres (5.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
 18 Southernhay West Exeter EX1 1PJ
 Tel: 01392 833999
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

EAST DEVON OFFICE
 61 Fore Street Topsham Exeter EX3 0HL
 Tel: 01392 345070
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

WEST OF EXE OFFICE
 Main Road Exminster EX6 8DB
 Tel: 01392 833999
 enquiries@westofexe.co.uk
 www.westofexe.co.uk