



FRANCIS LOUIS

Residential

Mansfield Road, Exeter, EX4 6NF

Price Guide £285,000



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# Mansfield Road

Price Guide £285,000

A charming two-bedroom period home with excellent versatility, ideally positioned on Mansfield Road in the heart of Exeter.

This attractive mid-terrace property offers a well-balanced blend of character features and practical accommodation, making it equally suitable as a comfortable owner-occupied home or a strong investment opportunity. The layout is straightforward and functional, appealing to both residential buyers and the rental market.

The ground floor is arranged with two well-proportioned reception rooms, providing flexible living and dining space or the option of a home office. Both rooms enjoy good natural light and retain the proportions typical of a period property. To the rear sits a fitted kitchen offering ample storage and preparation space, with access to the rear of the house.

On the first floor are two generous double bedrooms, both well sized and bright, served by a spacious family bathroom fitted with a white suite including a bath and separate shower. The accommodation flows well and makes efficient use of the available space.

Mansfield Road is a well-regarded residential street within easy walking distance of Exeter city centre, the University, RD&E Hospital, local shops, cafés and excellent transport links. This prime central location ensures consistent tenant demand while also providing an ideal setting for owner occupiers seeking convenient city living.

Overall, this is a versatile period home in a highly desirable location, offering strong long-term appeal whether purchased as a home or as an investment. Early viewing is recommended to fully appreciate the space, character and position on offer.



## Internal Accommodation

The property is entered via a welcoming hallway which provides access to the principal ground floor rooms and sets the tone for the period character found throughout the house.

To the front of the property is a well-proportioned reception room, currently arranged as a living room. This space enjoys excellent natural light through a large window and offers comfortable proportions for everyday living, retaining the charm and feel typical of a period terrace. A second reception room sits centrally and provides a versatile space that works equally well as a dining room, snug or home office, depending on individual requirements.

Positioned to the rear is the fitted kitchen, which offers a good range of wall and base units, ample worktop space and room for appliances. The kitchen is practical in layout and provides access to the rear of the property, making it well suited to both owner occupiers and tenants.



Stairs rise to the first-floor landing, which gives access to all first-floor accommodation. The principal bedroom is a generous double room, offering plenty of space for bedroom furniture and benefitting from good natural light. The second bedroom is also a comfortable double, making the property particularly appealing for sharers, small families or the rental market.

The family bathroom is notably spacious and fitted with a white suite comprising a panelled bath and separate shower enclosure, along with wash hand basin and WC. The room is well laid out and functional, providing a practical yet comfortable bathing space.

Overall, the internal accommodation is well balanced and thoughtfully arranged, combining period proportions with practical living space. The layout lends itself perfectly to modern living while maintaining strong appeal as a low-maintenance home or a reliable investment property in a central Exeter location.

- Suitable for owner occupation or as a buy-to-let investment
- Separate dining room/spare room
- Separate storage area attached to kitchen
- New kitchen appliances
- Large rooms
- Courtyard garden







Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
874.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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## Location Map

