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86 Stoke Valley Road, Exeter, Devon, EX4 5ER



SOUTHGATE
ESTATES

£625,000

Guide Price





86 Stoke Valley Road, Exeter

A substantial five bedroom detached family home, situated in the sought-after residential area of Stoke Valley Road, enjoying stunning far-reaching views from the front aspect. Offered to the market with no onward chain, the property provides spacious and versatile accommodation throughout, complemented by extensive tiered rear gardens, a large driveway and a double garage with power and lighting. There are also solar panels.

The property occupies a well-regarded position within easy reach of a range of local amenities, schools and transport links, whilst also offering convenient access to Exeter's city centre, the University and surrounding countryside. The elevated position allows for attractive views across the surrounding area, adding to the appeal of this impressive family home.





Accommodation The front door opens into a generous entrance hallway which provides access to the principal ground floor accommodation, creating a welcoming first impression, with stairs rising to the first floor, incorporating built-in storage below. The living room is a particularly spacious dual aspect reception room, enjoying French doors opening to both the front terrace and rear garden, allowing for plenty of natural light to the space. A feature fireplace forms an attractive focal point to the room, whilst the outlook to the front takes full advantage of the far-reaching views. The separate dining room offers an ideal space for formal dining and entertaining, featuring a box bay window to the front aspect which frames the elevated outlook beautifully. The kitchen is fitted with a range of matching wall and base units with fitted worktops incorporating a double sink and drainer with a mixer tap over. Appliances include a double eye-level oven with a separate hob, as well as space for under-counter appliances. A window overlooks the rear garden, whilst the adjoining utility room provides further fitted worktops, cupboard space and plumbing for a washing machine, together with a door leading outside and an additional rear-facing window. Also to the ground floor is a useful study overlooking the rear garden, ideal for those working from home, along with a convenient downstairs cloakroom. To the first floor are five bedrooms and the main family bathroom. The principal bedroom is a generous double room benefitting from built-in wardrobes, an en suite bathroom, and a window to the front aspect enjoying the far-reaching views. Bedroom two is also a double room with built-in storage and a pleasant front outlook, whilst bedroom three is another well-proportioned double bedroom overlooking the rear garden and also benefitting from built-in storage. Bedrooms four and five offer versatile accommodation and could be utilised for a variety of purposes including additional bedrooms, study space or hobbies rooms, both enjoying rear-facing windows and useful storage.

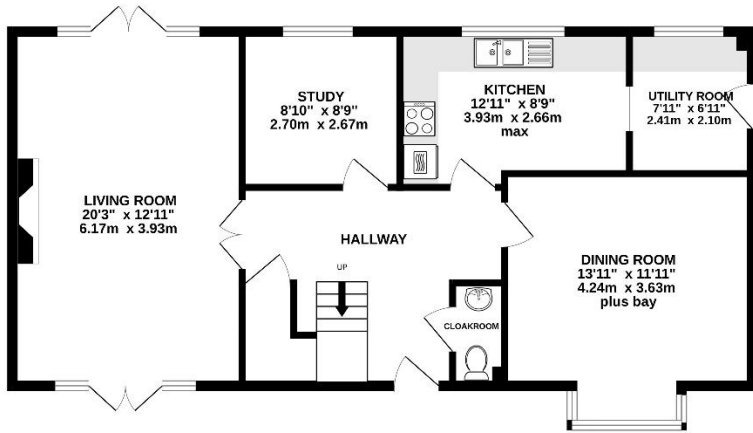
Outside To the front of the property is a large driveway providing ample off-road parking and access to the double garage, which benefits from power and lighting. The rear gardens are a particular feature of the property, arranged over tiers and offering a wonderful outdoor space to enjoy. Immediately adjoining the property is a patio area with steps rising through well-stocked borders featuring a variety of mature plants and shrubs. The upper section of garden is predominantly laid to lawn and enjoys glimpses of the far-reaching views, creating an attractive setting with plenty of space for families and gardening enthusiasts alike.

Property Information Tenure: Freehold. Council Tax Band: G.

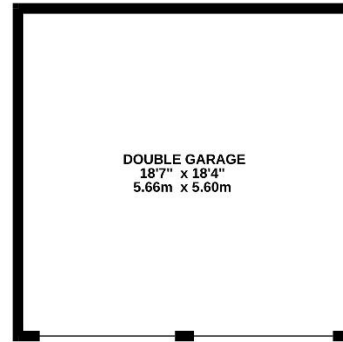
- *Detached House*
- *5 Bedrooms*
- *Extensive Gardens*
- *No Onward Chain*
- *Double Garage & Parking*
- *Far-Reaching Views*
- *Solar Panels*



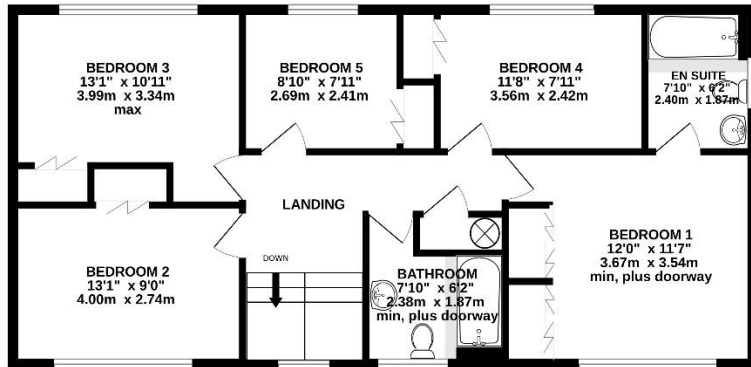
GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



GARAGES
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgatestates.co.uk

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