



Codrington Street, Exeter, EX1 2BU
Asking Price £349,950

 4  1  2 



Codrington Street

Exeter, EX1 2BU

Offered to the market with no onward chain, this beautifully refurbished four-bedroom terraced home has been finished to an exceptional standard throughout, creating a stylish turnkey property arranged over three spacious floors. Extending to approximately 1,420 sq ft, the home offers generous and versatile accommodation. Perfectly positioned within the sought-after Newtown area, the property is within easy reach of Exeter city centre and the Royal Devon & Exeter Hospital.

A welcoming entrance hallway leads to the well-planned ground floor accommodation. To the front is a versatile reception room, ideal as a family room, formal dining room or home office. The heart of the home is the impressive open-plan kitchen and living space, designed for modern living and entertaining. The contemporary kitchen offers an excellent range of units, generous worktop space and room for appliances, flowing effortlessly into the spacious living area. French doors open directly onto the rear garden, allowing natural light to flood the room and creating an excellent connection between indoor and outdoor living. Completing the ground floor is a practical utility room with WC.

The first floor comprises three well-proportioned bedrooms, including two generous doubles and a spacious single, all served by a beautifully finished modern family bathroom.

Occupying the entire second floor is the impressive principal bedroom suite, providing a spacious and private retreat with ample room for additional furniture, a dressing area or home workspace.

Externally, the property benefits from an enclosed rear garden, providing an ideal space for outdoor dining, entertaining and relaxing while remaining easy to maintain.

Located in the ever-popular Newtown district, the property enjoys excellent access to Princesshay Shopping Centre, the Royal Devon & Exeter Hospital, St Luke's Campus, local schools, cafés, restaurants.

Asking Price £349,950



Inside the property

The interior of this beautifully refurbished home has been thoughtfully redesigned to create a superb balance of contemporary style, generous living space and everyday practicality. Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation arranged over three floors, making it ideally suited to modern family living.

Upon entering, you are welcomed by a bright and spacious entrance hallway, setting the tone for the quality found throughout the home. To the front of the property is a versatile reception room, offering flexibility as a formal dining room, family room, snug or home office, depending on individual requirements.

Continuing through the property, you arrive at the impressive open-plan kitchen and living area, forming the heart of the home. The stylish kitchen has been fitted with a contemporary range of units, providing ample worktop space and storage while maintaining a clean and modern finish. Flowing seamlessly into the spacious living room, this sociable layout creates the perfect environment for both everyday family life and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the space and creating an effortless connection between the indoors and outside.

Adding further practicality is a separate utility room with WC, providing additional storage, laundry facilities and convenience for busy households.

The first floor offers three well-proportioned bedrooms, including two generous double bedrooms and a further spacious single bedroom, each providing comfortable accommodation with flexibility for family members, guests or home working. These rooms are served by a beautifully appointed modern family bathroom, finished with contemporary fittings and a stylish design.

Occupying the entire second floor is the impressive principal bedroom suite, creating a peaceful and private retreat away from the main living accommodation. This exceptionally spacious room provides ample space for a king-size bed, additional furniture, dressing area or home office, making it a luxurious and highly versatile principal bedroom.

Having been fully refurbished throughout, the property is presented in excellent condition, allowing a purchaser to move straight in and enjoy a beautifully finished home without the need for further improvement. The combination of generous room proportions, flexible living spaces and high-quality finishes makes this an outstanding family home in one of Exeter's most desirable residential locations.

Outside & Location

The external space complements the beautifully refurbished interior, providing a low-maintenance and practical outdoor environment ideal for modern living.





To the rear, the property benefits from an enclosed garden, offering a private space for relaxing, outdoor dining and entertaining. The garden has been designed to provide an attractive and manageable outdoor area, making it equally suited to families, professionals and those seeking a low-maintenance lifestyle.

To the front, the property benefits from residents' permit parking, providing convenient on-street parking for homeowners and visitors—an invaluable feature in such a central location.

Situated within the highly desirable Newtown area of Exeter, the property enjoys an exceptional position just a short walk from Exeter city centre, offering an excellent selection of shops, restaurants, cafés and leisure facilities. The Royal Devon & Exeter Hospital and the University of Exeter's St Luke's Campus are also within easy reach, making the property particularly appealing to healthcare professionals, academics and families alike.

The area is exceptionally well connected, with excellent public transport links, nearby Exeter Central and St David's railway stations, and easy access to the city's road network. A range of well-regarded schools, local parks and the picturesque Exeter Quayside are all close by, further enhancing the lifestyle on offer.

Combining a prime central location, practical outdoor space and the convenience of residents' permit parking, this outstanding home offers the perfect balance of city living and everyday comfort.

- Beautifully refurbished four-bedroom terraced home
- Approx. 1,420 sq ft of spacious accommodation arranged over three floors
- Versatile second reception room, ideal as a dining room, family room or home office
- Four well-proportioned bedrooms, including an impressive top-floor principal suite
- Prime Newtown location, within easy reach of Exeter city centre, the Royal Devon & Exeter Hospital, local amenities and excellent transport links
- Offered to the market with no onward chain
- Stunning open-plan kitchen and living space with French doors to the garden
- Practical utility room with downstairs WC
- Stylish modern family bathroom finished to a high specification
- Enclosed rear garden ideal for outdoor dining and entertaining





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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.