



HALDON ROAD, EXETER, EX4 4DZ





Haldon Road, Exeter

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At a glance

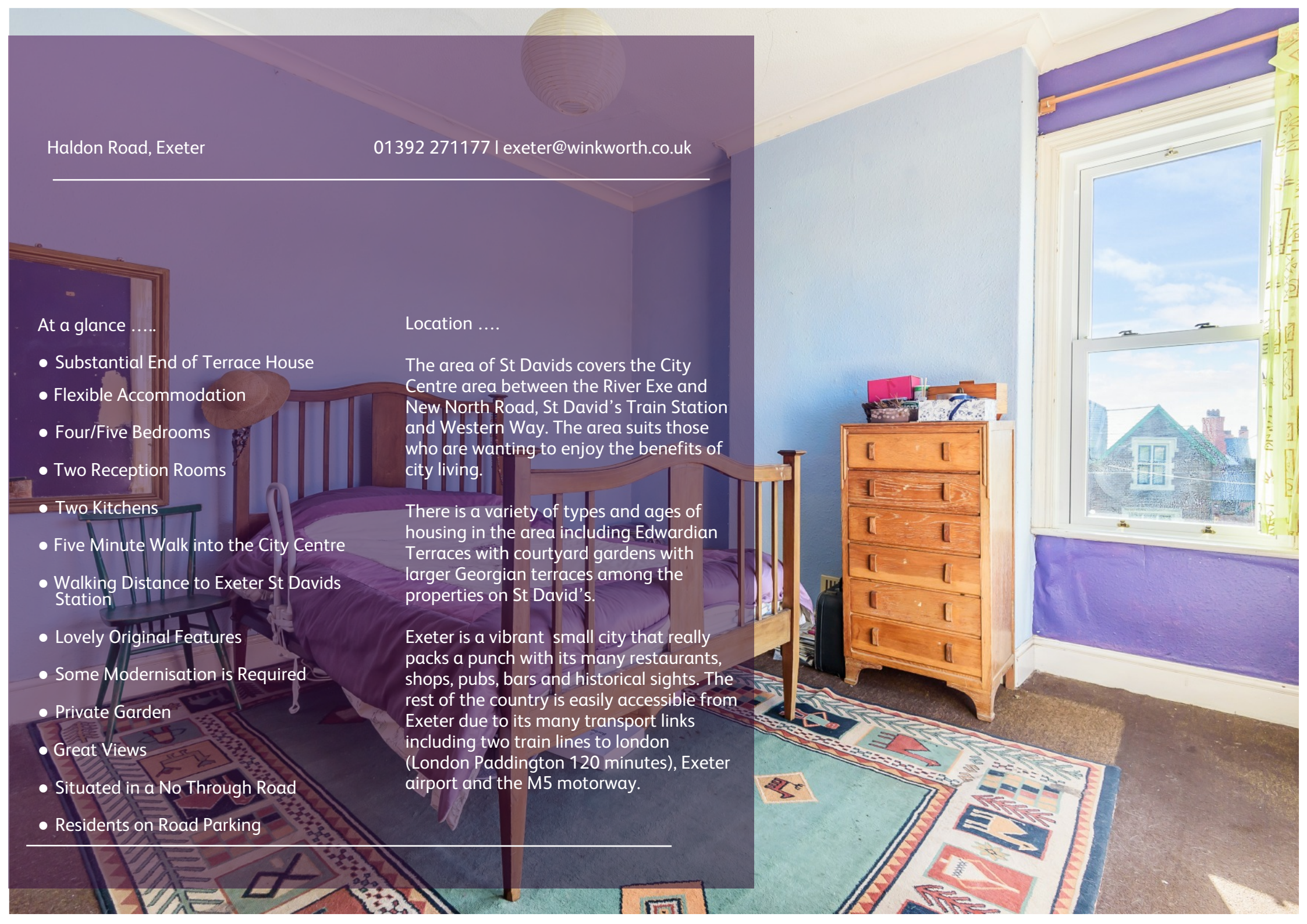
- Substantial End of Terrace House
- Flexible Accommodation
- Four/Five Bedrooms
- Two Reception Rooms
- Two Kitchens
- Five Minute Walk into the City Centre
- Walking Distance to Exeter St Davids Station
- Lovely Original Features
- Some Modernisation is Required
- Private Garden
- Great Views
- Situated in a No Through Road
- Residents on Road Parking

Location

The area of St Davids covers the City Centre area between the River Exe and New North Road, St David's Train Station and Western Way. The area suits those who are wanting to enjoy the benefits of city living.

There is a variety of types and ages of housing in the area including Edwardian Terraces with courtyard gardens with larger Georgian terraces among the properties on St David's.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.







Porch:

Welcoming hallway, stairs up to the first floor. Arched decorative architrave.

Sitting Room

Large reception room with bay window with newly fitted double glazed sash windows, fireplace, large original ceiling rose, original coving and dado rail.

Dining Room

Double aspect windows, original, built in dresser, with leaded glass front, built in drawers and cupboards, additional original cupboard, gas fire.

Kitchen

Melamine base units, stainless steel sink, room for fridge freezer and table and chairs. Views over the river and the surrounding areas.

Bathroom

Original bath with clawed feet, pedestal wash hand basin and WC, shower. Just off the bathroom is a separate loo with basin. Newly fitted sash windows.

First Floor

Bedroom 1

Large bay newly fitted, double glazed sash windows, front aspect, built in cupboards, basin.

Bedroom 3

Double aspect with newly fitted, double glazed sash windows, lovely views to the rear overlooking the river Exe and the surrounding areas

Second Floor

Large Cupboard on landing.

Bedroom 2

Recently fitted, double glazed sash window, basin, overlooking the front of the property.

Bedroom Five

Recently fitted windows with lovely views over the rear aspect.

Lower Ground Floor

The downstairs ground floor could easily be converted to a self contained annexe with separate outside access. Downstairs shower and low level WC.

Study/Bedroom 4 with window.

Kitchen

Base units, stainless steel sink and plumbing for a washing machine, views over the garden.

Conservatory with doors out onto garden.

Outside - To the front of the property is a courtyard area with a pathway leading to the front door.

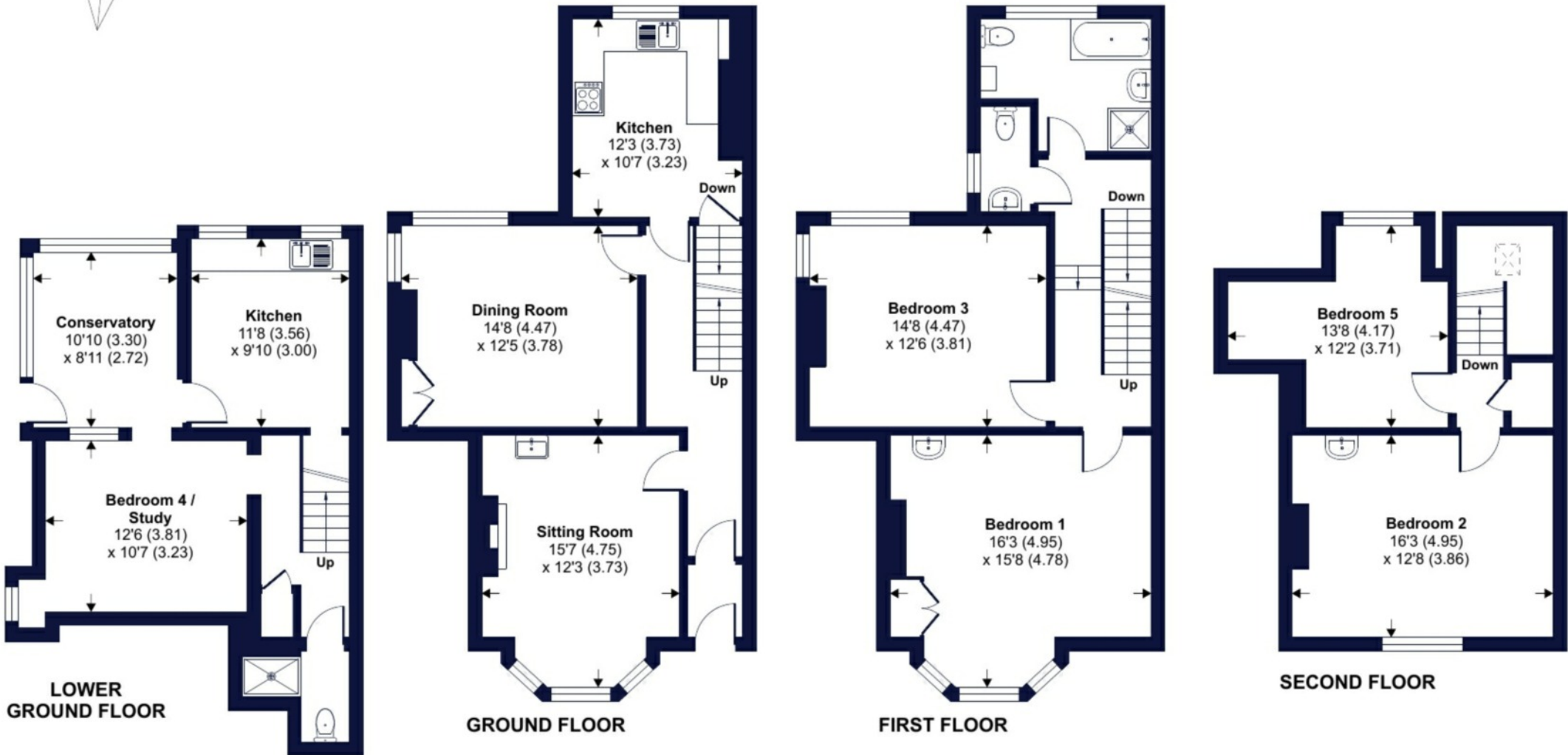
The rear the garden is on two separate levels. Small shed, steps up to the side of the property with gate out to footpath. Bay, Apple and Olive trees, the rest of the garden is mostly laid to lawn.



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Approximate Area = 2161 sq ft / 201 sq m

For identification only - Not to scale

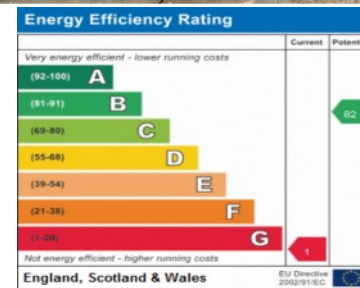


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Winkworth. REF: 906823





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