



## Blackall Road, Exeter, EX4 4HE

A substantial five-bedroom, two bathroom townhouse set over four levels in Exeter city centre with a private rear garden and excellent potential for a large city centre home or conversion for an investor/developer.

**Winkworth**

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## Description

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.

### Ground floor:

The sitting room is located at the front of the building and boasts wonderful period features such as the original decorative fireplace, high ceiling, and picture rail. The large bay window overlooks the front garden whilst letting in lots of light. The dining room is located in the middle of the ground floor, with feature fireplace and plenty of space for a dining table set.

The kitchen comprises of a range of white wall and base storage units with roll top work surfaces with integral sink/drainers with space for standalone appliances including a large range cooker, fridge/freezer and dishwasher. The breakfast room offers flexible space for a further table or desk.

The utility room has a work surface with integral sink/drainers and space for a washing machine, tumble dryer and multiple freezers. There is direct access to the private rear garden.

### First floor:

Bedroom one is a spacious double bedroom with feature fireplace and large bay window overlooking the landscape of Exeter. Bedroom four is a further double bedroom with a window overlooking the rear aspect.

The bathroom comprises of a large stand in shower cubicle, W/C and wash basin. There is a further cloakroom with a W/C and wash basin.

### Second floor:

Bedroom two is large double bedroom with feature fireplace and great views over Exeter through the bay window overlooking the front aspect. Bedroom five is the smallest room, however it is still a double bedroom featuring a window overlooking the rear aspect.

The bathroom features a stand in shower cubicle, W/C and wash basin.

### Third floor:

Bedroom three is a large double bedroom with dormer and Velux window allowing in a lot of light.

## Outside:

The property features a private front and rear garden which is mostly laid to lawn with a strawberry bed, three rhubarb crowns, a pear tree and a morello cherry tree and brick path leading to the brick storage shed and rear access path.



## At a glance....

- Townhouse
- Five bedrooms
- Two bathrooms
- Four floors
- Two receptions
- City centre
- Private rear garden
- 2374 Sq Ft
- No onward chain

## PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, gas, water and drainage.

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Approximate Area = 2294 sq ft / 213.1 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 2374 sq ft / 220.5 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). © nchecom 2023. Produced for Winkworth. REF: 952749



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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