



Royal Crescent, Exeter, EX2 7QB

£315,000

A spacious and versatile four bedroom townhouse offering approximately 1,099 sq. ft of accommodation over three floors. The property features a generous sitting room, kitchen, two bathrooms, ground floor WC, garage and allocated parking. Ideally situated on Royal Crescent, with easy access to local schools, amenities and transport links.

Winkworth

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Property Description

A substantial four bedroom townhouse offering versatile living space over three floors situated on Royal Crescent.

On entering the property, the hallway gives access to the main living accommodation, with stairs leading to the first floor.

The sitting room is a great size reception room, providing plenty of space for comfortable seating and additional furniture. It is a versatile room which would work equally well for family life or entertaining.

The kitchen is positioned towards the front of the property and offers a practical range of fitted units and work surfaces, with space for the usual appliances. A separate WC is also located on the ground floor.

First Floor

The first floor offers two double bedrooms along with the family bathroom.

The larger of the two rooms makes an excellent main bedroom, with plenty of space for a double bed and wardrobes.

The second bedroom is also a good sized room and would make an ideal children's bedroom, guest room or home office.

The family bathroom is fitted with a bath, WC and wash hand basin.

Second Floor

The second floor provides two further double bedrooms, making the property particularly well suited to family living or those needing additional space to work from home.

A further bathroom on this floor is a useful addition, particularly for a larger family or when having guests to stay.

Outside

The property benefits from a garage, providing secure parking and useful additional storage. There is also a parking space directly in front of the property, giving two useful parking options.



At a Glance:

Four Bedroom Townhouse

Two Bathrooms and Ground Floor WC

Sitting Room with French Doors onto Garden

West Facing Garden

Garage and Allocated Parking

Great Location with easy access to schools, amenities and transport links.

Property Information:

COUNCIL TAX: Band D

SERVICES: Mains Electric, Gas, Water and Sewerage.

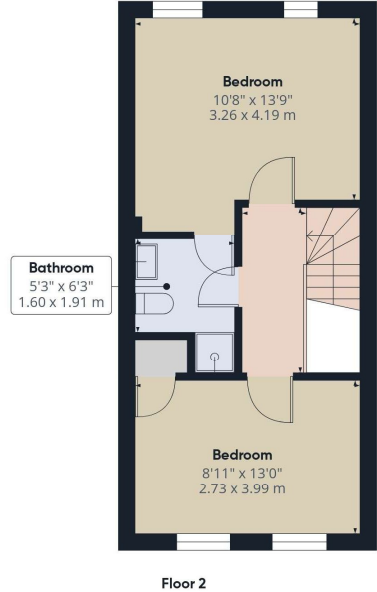
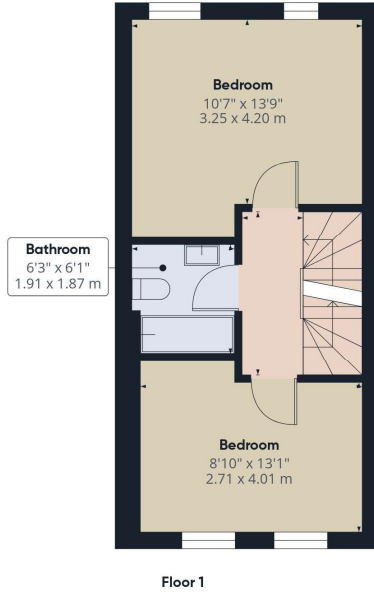
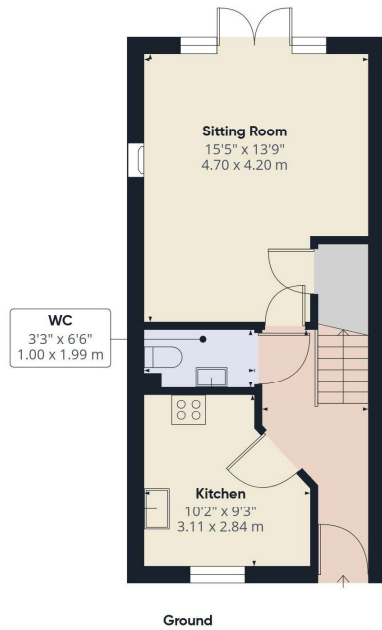
HEATING: Gas Central Heating

BROADBAND: Full Fibre Broadband. Checked on Openreach September 2026.

MOBILE: Signal Dependant on Provider

LISTED: No

TENURE: Freehold



Approximate total area⁽¹⁾
1099 ft²
102.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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