





Powderham Crescent, Exeter, EX4 6BZ

Guide £450,000 to £500,000

A substantial Victorian home situated in one of Exeter's most sought after residential roads. This attractive period property retains character features and provides a rare opportunity for buyers to acquire a sizeable home in Powderham Crescent and put their own stamp on it.

Winkworth

Winkworth.co.uk

Tiverton: 01884 675 675 tiverton@winkworth.co.uk

Crediton: 01363 773757 crediton@winkworth.co.uk

Exeter: 01392 271177 exeter@winkworth.co.uk









THE PROPERTY

A substantial Victorian home situated in one of Exeter's most sought after residential roads, offering generous accommodation across three floors and excellent scope for modernisation.

This attractive period property retains character features and provides a rare opportunity for buyers to acquire a sizeable home in Powderham Crescent and put their own stamp on it.

ACCOMODATION

The ground floor comprises a welcoming entrance hall, spacious sitting room with bay window and period fireplace, a further reception room, dining room and kitchen, along with a ground floor bathroom and WC.

On the first floor are two large double bedrooms, an additional bedroom with kitchenette, a bathroom and a sunroom. The second floor offers two further double bedrooms, a kitchenette and a bathroom, making the property highly versatile for family living or multi use arrangements.

OUTSIDE

To the rear of the house is a private paved courtyard garden, enclosed by mature greenery. There is also external access via a staircase leading to the upper floor, ideal if a self contained arrangement is required.

LOCATION

Powderham Crescent is widely regarded as one of Exeter's most desirable residential roads, lined with elegant period homes. The city centre with its array of shops, restaurants and cultural amenities is just a short walk away. St David's and Central train stations are easily accessible, as are excellent local schools.

This is an exciting opportunity to purchase a substantial home in a prestigious address, perfectly suited for buyers looking to create a property to their own taste and requirements.







KEY FEATURES

- No Chain
- Handsome Victorian terrace in a prime location
- Five bedrooms plus multiple reception rooms
- Scope for updating and reconfiguration
- Enclosed courtyard garden
- Walking distance to the city centre, RD and E Hospital and university campuses

PROPERTY INFORMATION:

COUNCIL TAX: Currently split as 3, Ground – B, 1st

floor A, 2nd floor A

LOCAL AUTHORITY: Exeter City Council **SERVICES:** Mains Electric, Gas and Water

DRAINAGE: Mains Drainage

BROADBAND: Superfast Broadband Available **MOBILE SIGNAL:** Good Coverage With Certain

Providers

HEATING: Gas Central Heating

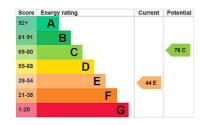
LISTED: Not Listed **TENURE:** Freehold

CONSERVATION AREA: Yes

FLOOD RISK: Low



PLEASE NOTE:



Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

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.



Crediton: 01363 773757 crediton@winkworth.co.uk

Exeter: 01392 271177 exeter@winkworth.co.uk

Tiverton: 01884 675 675 tiverton@winkworth.co.uk