



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

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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.

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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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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