



A superb Grade II listed townhouse in a wonderful position within the city whilst enjoying a delightful walled garden

146 Heavitree Road, Exeter, EX1 2LZ

Guide Price £850,000



Prime central location • Enjoying an abundance of period charm • Flexible accommodation arranged over three floors • Fine proportions and ceiling height • Established walled rear garden

Local Information

146 Heavitree Road is superbly positioned in St Leonard's, Exeter's most popular residential location. Nearby Magdalen Road has a parade of independent and boutique shops including a fishmonger, bakeries and cafés. Waitrose supermarket is very close as is the city centre, Royal Devon and Exeter hospital, and St Luke's Campus Cathedral, John Lewis and Princesshay shopping centre with many shops and restaurants. Exeter is the most thriving city in the South West and offers a wide choice of cultural resources, theatres, art centres and museums. There are a variety of excellent state and private schools for both primary and secondary level, including St Leonard's primary school, Exeter School, The Maynard School and the Cathedral School, whilst Exeter

University is recognised as one of the best in the country. Exeter's historic quay, the River Exe and surrounding countryside are a walk or bike ride from the property, with Dartmoor and miles of beautiful coast being within easy reach. The M5 motorway provides links to Bristol and London, the A38 to Plymouth and the A30 to Cornwall. Exeter St David's offers regular train services to London Paddington in just over two hours and Exeter Airport has daily flights to City Airport London as well as international destinations.

About this property

146 Heavitree Road is a fine, Grade II listed townhouse situated in a superb location within Exeter, only 0.4 miles to the city centre. Enjoying an abundance of period charm including wonderful proportions, feature fireplaces, exposed wood



floors and sash windows the accommodation is arranged over three floors with a great deal of flexibility. Currently, on the ground floor there is a superb dining room with a pretty bay window, a breakfast room which leads nicely into the kitchen. The kitchen itself benefits from a range of base and drawer units and double doors out on to the excellent walled garden. Further accommodation on the ground floor includes a WC and bedroom 4 which has been used as an office. These two rooms benefit from their own side access if required.

The striking stairs rise to the first floor where there is a charming living room, again benefitting from superb ceiling height alongside an open. There is a double bedroom with a pretty outlook over the rear walled garden and a bathroom. On the second floor there are a further two bedrooms, another bedroom which has a small range of kitchen units and a shower room making this a perfect self-contained floor if desired.

Gardens & Grounds

Outside, the rear walled garden is a delight and a real feature to the property. Directly outside the house is an extensive patio area which leads to the lawn where there is a superb array of mature shrubs, borders and trees. It extends further, beyond some Laurel hedging to another lawn area enjoying a great deal of privacy. To the front of the property is a pretty path leading to the front door flanked by a lawn to the left and an established hedge to the right.

Directions

From the city centre drive up Heavitree road, past Waitrose on your left and 146 Heavitree Road will be found on the right hand side.


Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office. Telephone: 01392 455 755.



146 Heavitree Road, Exeter, EX1 2LZ
Gross Internal Area – 186.5 sq meters (2007.3 sq feet)
Services – Mains water, electricity, gas and drainage
Tenure – Freehold
Energy Performance – EPC Rating E
Local Authority – Exeter City Council, Band F


onTheMarket.com

 Savills

savills.co.uk

Tom Bedford
Exeter
01392 455 755
tom.bedford@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Total area: approx. 186.5 sq. metres (2007.3 sq. feet)

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20211214MIFO

