

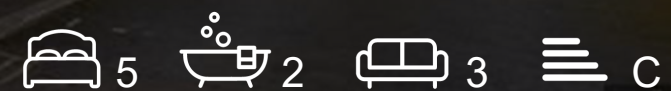


FRANCIS LOUIS  
Residential



Richmond Road, Exeter, EX4 4JA

Guide Price £950,000 to £975,000





# Richmond Road

Exeter, EX4 4JA

- 5 bedrooms (however you could have 7 bedrooms if you use the house differently)
- Fire Suppression misting system throughout
- 10 year warranty
- NO CHAIN
- Recently fully renovated
- State of the art heating system
- 3 reception rooms
- Great location

Guide Price £950,000 to £975,000 - For sale is a recently renovated, Grade 2 listed Georgian townhouse boasting five double bedrooms. Nestled in a highly sought-after area near the City Centre, this property offers a blend of historic charm and modern convenience.

On the ground floor, you'll find a captivating kitchen/breakfast room, a spacious dining area, and a convenient shower room. Descend to the basement level, where a bedroom, lounge, and additional kitchen await, along with access to the cellar.

Ascending to the first floor reveals a cozy sitting room, a well-appointed bedroom, and a stylish bathroom. The second floor hosts the luxurious Master bedroom, complete with a dressing room featuring a stunning feature bath.

Atop the residence, the top floor accommodates two bedrooms, currently utilized as one large room. Outside, an enclosed garden awaits, currently serving as parking but open to landscaping according to the buyer's preferences.

This property presents a rare opportunity with no onward chain, making it an enticing prospect for those seeking an exquisite urban residence.

Price Guide £950,000



#### Hallway

Door to the side aspect, radiator, stairs to the first floor, doors to,

#### Kitchen/Breakfast Room

A range of matching floor and wall mounted units, A solid worktop, inset sink, integral fridge/freezer, two integral ovens, a 5 ring hob with extractor over, breakfast bar, wooden floorboards, a dual aspect room with windows to the front and side aspect,

#### Dining Room

Window to the rear aspect, radiator, wooden floorboards, feature fireplace,

#### Inner Hallway

Stairs to the basement, door to,

#### Shower Room

A walk in shower, a low level w/c, a wash hand basin, tiled floor and surround, window to the rear aspect, radiator, underfloor heating.

#### Lower Ground Floor

Doors to,

#### Utility Room

Space for utilities

#### Lounge

Window and door to the front aspect, radiator, storage cupboard, door to,

#### Kitchen

A range of matching floor and wall mounted units with a solid worktop, inset sink,

#### Bedroom

Window and door to the rear aspect, door to cellar, radiator,



#### Basement/Cellar

Three rooms that all link into one. This is an ideal storage area.

#### First Floor Landing

Window to the side aspect, radiator, doors to,

#### Bathroom

A roll top bath, a walk in shower, a low level w/c, a wash hand basin, radiator, window to the rear aspect, tiled floor and surround, underfloor heating.

#### Bedroom

Window to the rear aspect, wooden floorboards, radiator,

#### Sitting Room

A dual aspect room with windows to the front and side aspect, two radiators,

#### Second Floor Landing

Window to the side aspect, radiator,

#### Master Bedroom

You enter into the bed area, this leads into a dressing room with built in wardrobes and a feature roll top bath, underfloor heating, wooden floorboards, two feature fireplaces,

#### Third Floor Landing

Window to the rear aspect, doors to (please note these two rooms are currently used as one big room) however if someone wanted them as two rooms they can be split.

#### Bedroom

A window to the rear aspect,

#### Bedroom

A window to the front aspect, built in wardrobes.

#### Outside Front and side

To the front of the house there is steps that lead down to an enclosed courtyard which has access to the Lounge door. The main front door is to the side of the house.

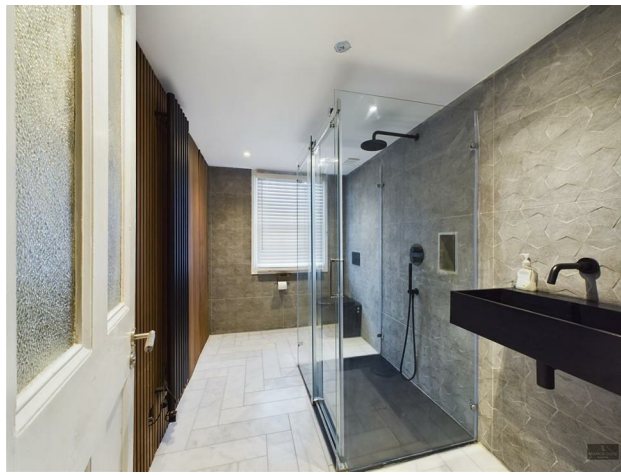
#### Outside Rear

The rear is currently used as parking and a garden. The developer can landscape this to a buyers needs.

#### Agents Notes

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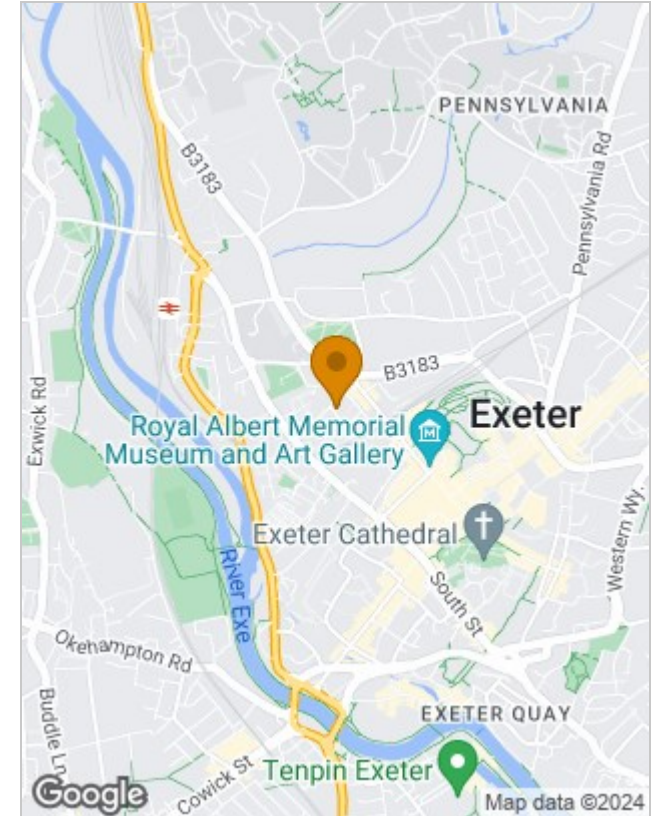




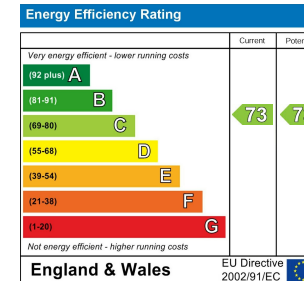
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.