



FRANCIS LOUIS  
Residential



Jesmond Road, Exeter, EX1 2DG

£400,000





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# Jesmond Road

Exeter, EX1 2DG

- Garage
- Open plan kitchen/dining room
- Original features
- Highly sought after location
- Large enclosed rear garden
- Three bedrooms

A stunning 1930's end-terraced family home located in the heart of Exeter city centre. The property benefits from an open plan kitchen/dining room, a spacious sitting room with a wood burner and a utility room. Upstairs there are three generous bedrooms and a family bathroom. To the rear of the property is an attractive enclosed garden with a outside W/C and a garage perfect for storage.



#### About this property

This is a beautifully presented 1930's end terraced home tucked away in a quiet spot in the centre of Exeter. The property has a wealth of characterful features and a warm homely feel.

#### Ground Floor

From the entrance hallway, you're welcomed by a delightful sitting room with a spacious bay window that floods the space with natural light. The room features a wood burner and retains original details like exposed wooden floorboards that extend throughout the ground floor. The property benefits from an open planned kitchen/dining room with a breakfast bar and double doors opening to the rear garden. The modern kitchen comprises of floor and wall mounted units with plenty of worktop space. The integrated appliances comprise a dishwasher, microwave, under-counter oven, a four-ring gas hob with extractor and light overhead, and an inset two-bowl sink. On the ground floor, there is also a rear porch equipped with ample space and plumbing for a washing machine and tumble dryer.





#### Situation

This property is conveniently nestled in a highly sought-after area of central Exeter. At the end of the road (less than 100 meter away) is Belmont Park, which is perfect for dog walking and which has an extensive children's play area. Within walking distance is the historic quayside with its range of shops, restaurants and bars. The city centre with its associated facilities are also just a stones throw away.

There are a number of highly regarded schools close by, as well as both the Royal Devon and Exeter and Nuffield Hospitals and Exeter University making this house perfect for both families and professionals alike.

There are great transport links, with Exeter St David's train station less than two miles away giving access to London and beyond, the M5 just over 3 miles away and Exeter Airport approximately 5 miles away.

#### First Floor

Upstairs, there are three generously sized bedrooms along with a contemporary family bathroom. The modern family bathroom features a panel bath with a shower overhead, a low-level WC, a wash hand basin, a frosted double-glazed window, a radiator, and tiled flooring. Accessible from the landing via a loft ladder is a fully functional loft room equipped with lighting, power sockets, and two Velux windows offering views of both the front and rear aspects.

Bedroom 1 is situated at the rear of the property, offering a charming view of Belmont Park and boasting fitted wardrobes for added convenience. The second bedroom is another spacious double bedroom with a bay window overlooking the front aspect. Bedroom 3 is of a decent size, currently utilized as a single room but versatile enough to serve as a home office if needed.

#### Outside

Outside, the property features an appealing rear garden predominantly covered in lawn, complemented by a spacious decking area. A pathway along the side of the property offers direct access to the rear garden. At the front of the property, there is a charming garden with planting beds, enhancing its curb appeal. A garage further enhances the desirability of this property, conveniently accessible from Jesmond Road and located at the end of the garden.

#### Agent notes

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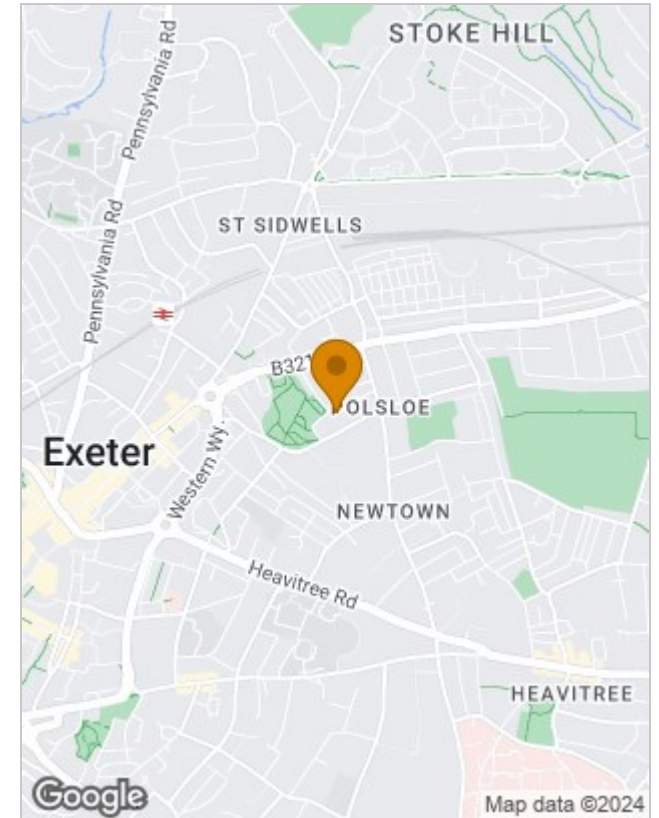




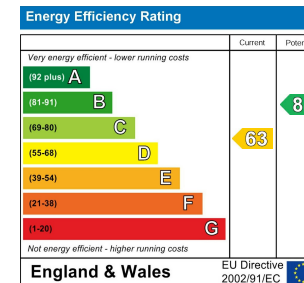
## Floor Plans



## 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.

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