



Cavendish Road, Exeter, EX1 2PB

Guide Price £470,000

3 2 2 C



# Cavendish Road

Exeter, EX1 2PB

- Highly sought after location
- Three double bedrooms
- Roof terrace
- Architecturally designed townhouse
- Views
- No onward chain

A stunning architecturally designed townhouse positioned in a highly sought-after residential area. This residence offers three double bedrooms, a spacious double-height sitting room, a kitchen/diner with patio doors opening to the rear garden, a shower room, an en-suite master bedroom boasting stunning views, and a roof terrace. Additionally, this property is being sold with no onward chain.



## About this property

We are thrilled to present this exceptional and distinctive townhouse, meticulously designed by an architect in the 1970s. Offering spacious accommodation with a stylish and appealing split-level design, this property is ideally situated at the end of a tranquil no-through road off Mont-Le-Grand. Conveniently located, it provides easy access to the city center, Waitrose, various hospitals, and both public and private schools catering to children of all ages. Moreover, residents can enjoy a wealth of local amenities within easy reach in Heavitree.





### Inside

The accommodation exudes great style, evident as soon as you step into the entrance hall, where a striking natural ash staircase adorned with glass panels rises, allowing ample natural light to permeate the house. On the ground floor, you'll find a generously sized kitchen/dining room fitted with white units, offering space for a sizable dining table, and featuring sliding doors that lead out to the rear garden. A few steps down from the hall lead to a lower hall, where a door provides access to Cavendish Road itself, and where the third double bedroom is located.

Ascending to the first floor, you'll discover an elegant sitting room boasting a high ceiling and a tall window bay window to the front aspect. Adjacent to the landing is the family modern shower room and the second bedroom, which is bathed in bright sunlight and exceptionally spacious. The second bedroom is currently being used as an office making this a versatile room.

The master bedroom occupies the top floor, offering remarkable space and featuring a large full-width window at the front, offering sweeping views of the surroundings. Additionally, there is a well-appointed en-suite shower room, and off the landing, you'll find a useful storage cupboard.

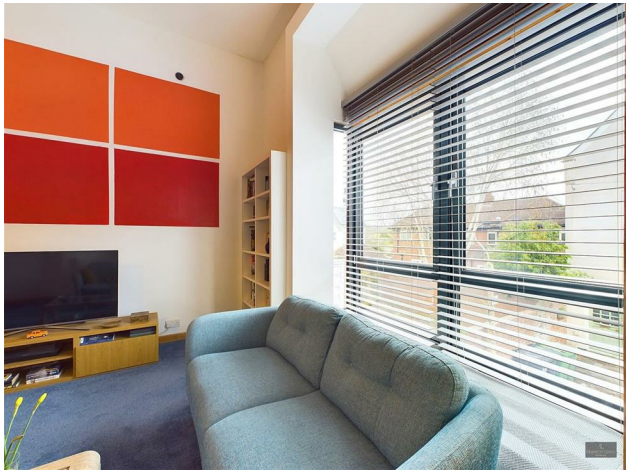
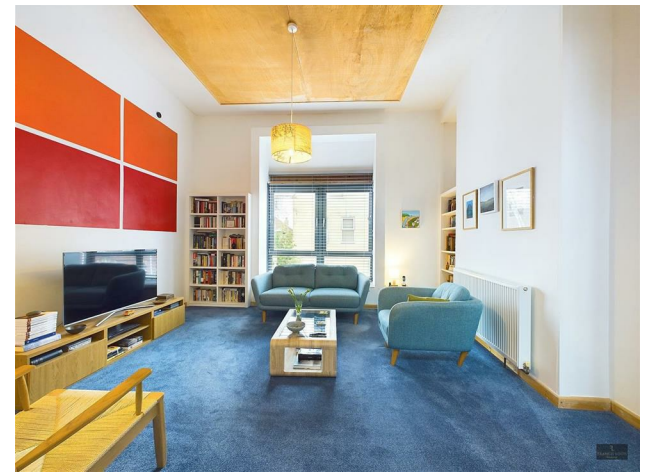
### Outside

Accessed via the second-floor landing, there is a superb and wonderfully private roof garden. Additionally, at the rear of the property, there is an enclosed garden laid with patio, designed with easy maintenance in mind.

### Agent notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

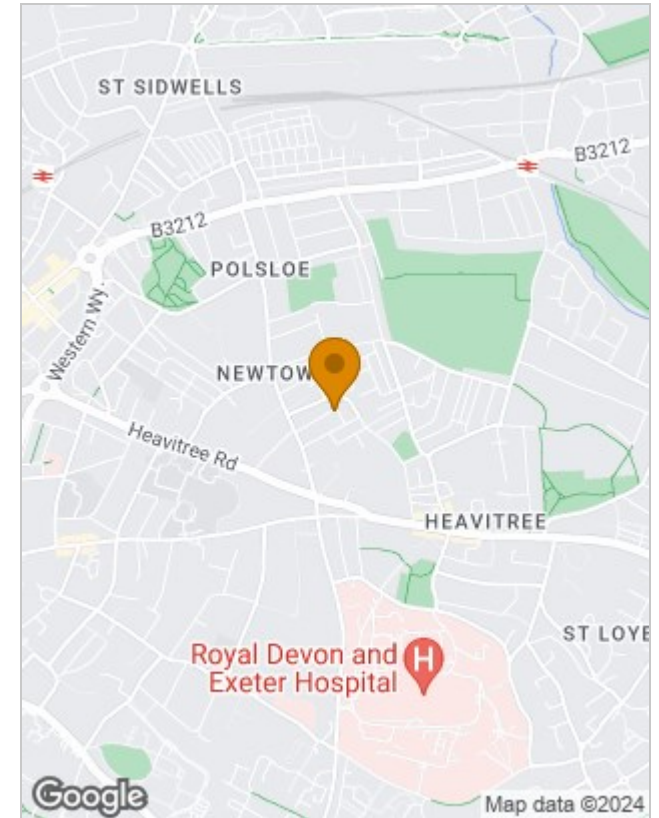




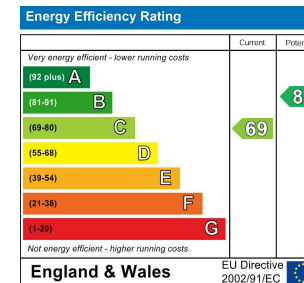
## Floor Plans



## 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.