



## Powderham Crescent, Exeter, EX4 6BZ

£595,000

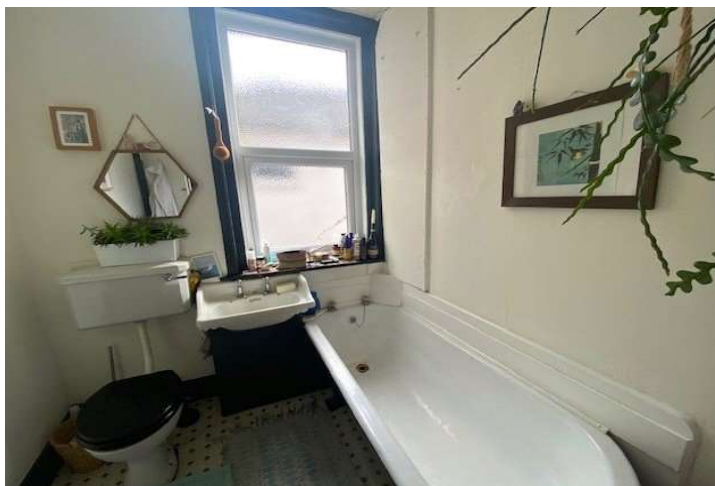
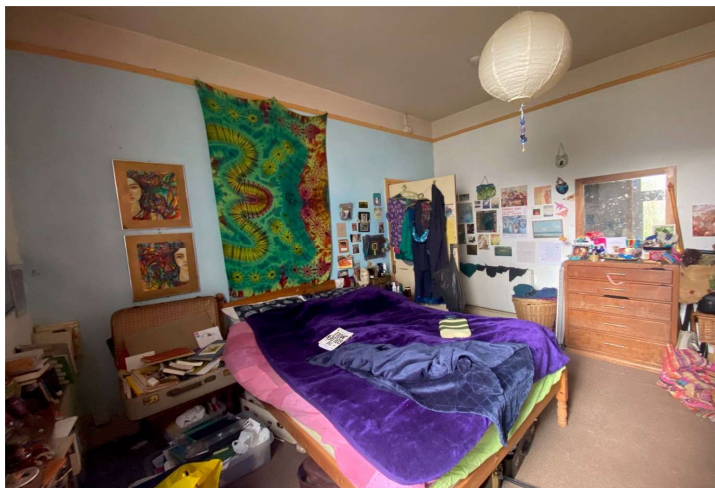
A substantial three-storey Victorian townhouse currently configured as three flats, each with tenants in place providing rental income.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk



## Description....

The property is currently figured as the following;

Ground Flat: Sitting room, bedroom, breakfast room, kitchen & bathroom.

First Floor Flat: Sitting Room/dining room, bedroom, kitchen, conservatory/garden room & bathroom

Second Floor Flat: Sitting/dining room, bedroom, kitchen & shower room.

### The Property:

Entrance Hall: Dado rail. Fire alarm junction panel. Coloured glass panelled door leads to:

Reception Hall: Radiator. Stairs rising to first floor. Understairs storage cupboard housing gas and electric meters.

Sitting Room: An impressive room with feature high ceiling. Attractive original tiled fireplace with marble surround, tiled hearth, inset grate providing real open fire and mantel over. Original coved ceiling. Picture rail. Radiator. Large sash bay window to front aspect.

From reception hall, door to:

Bedroom: Picture rail. Radiator. uPVC double glazed door, with matching side panel, provides access and outlook to rear garden.

Breakfast Room: Original tiled fireplace with wooden surround. Night storage heater. Picture rail. uPVC double glazed window to side aspect.

Kitchen Single drainer sink unit. Space for electric cooker. Space for upright fridge freezer. Further appliance space. Radiator. Range of overhead storage cupboards. Walk in larder cupboard. uPVC double glazed window to side aspect. uPVC double glazed door providing access to rear garden. Door leads to:

Rear Lobby: uPVC double glazed window to rear aspect. Door to:

Bathroom: Comprising panelled bath. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to rear aspect.

Cloakroom: WC. Radiator. Obscure uPVC double glazed window to rear aspect.

First Floor Landing: Stairs lead to second floor. Door to:

Sitting Room 2: A Beautiful light and spacious room with attractive wood flooring. Original tiled fireplace with inset grate. Radiator. Original coved ceiling. Picture rail. Radiator. Three sash windows to front aspect.

From first floor landing, door to:

BEDROOM: Range of built in bedroom furniture with ample wardrobe and cupboard space. Wash hand basin. Radiator. Picture rail. uPVC double glazed window to rear aspect.

Bathroom 2: Traditional roll top bath with claw feet. Wash hand basin. WC. Radiator. Access to roof void. Obscure uPVC double glazed window to side aspect.

Kitchen: Plenty of cupboard and storage space. Belfast style sink unit. Plumbing and space for washing machine. Space for gas/electric cooker. Further appliance space. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Glass panelled double opening doors lead to:

Conservatory: uPVC double glazed windows to front, rear and side aspects with pleasant outlook over neighbouring area. uPVC double glazed door with access to rear garden.

Second Floor Landing: uPVC double glazed window to rear aspect. Door to:

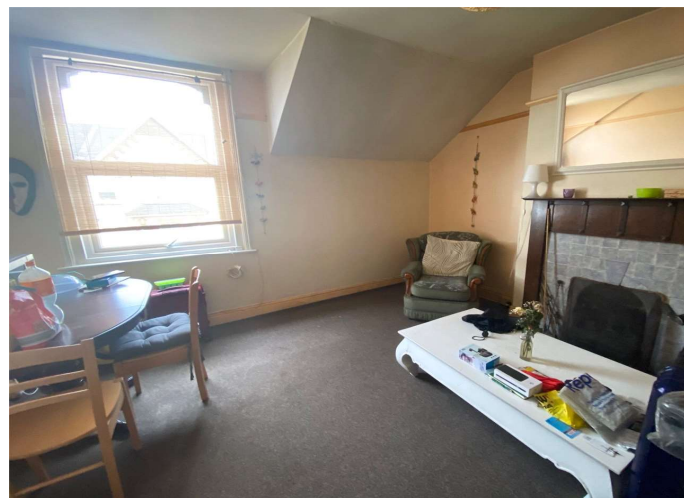
Bedroom: Radiator. Built in wardrobe. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

Kitchen: Single drainer sink unit set on roll edge work surface, tiled splashback and base cupboards under. Space for electric cooker. Matching eye level cupboards. Further appliance space. Door to:

Sitting Room: Tiled fireplace with grate, wood surround and mantel over. Picture rail. Radiator. uPVC double glazed window to front aspect.

Shower Room: Comprising tiled shower area with fitted shower unit. Wash hand basin with tiled splashback. WC. Plumbing and space for washing machine. Radiator. Skylight window to front aspect.

Outside: The property is approached via a pillared entrance with pathway leading to the front door. To the rear of the property is an enclosed walled garden space.



## At a glance....

- A Substantial Three Storey Victorian Townhouse
- Arranged as Three Flats with Tenants in Situ
- The Property Requires Some Modernisation
- Enclosed Walled Garden to Rear
- Flexible Accommodation
- A Short Walk into the City Centre
- Lovely Original Features
- Use of Private Gardens
- Residents on Road Parking

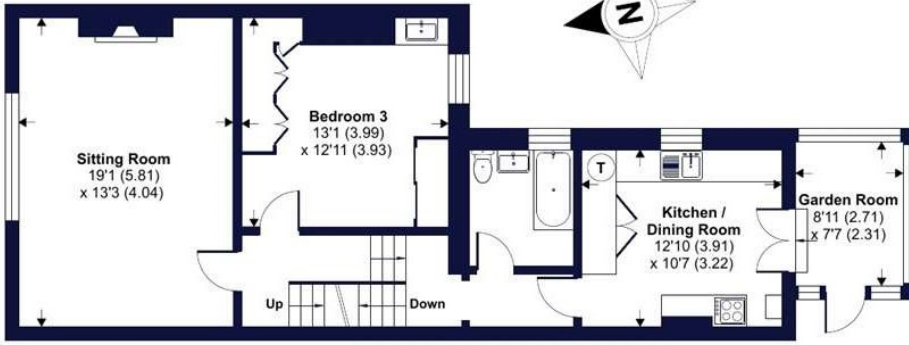
## PROPERTY INFORMATION:

- Freehold
- Council Tax Bands at Present
- Flat 1 - B
- Flat 2 - A
- Flat 3 - A
- Mains Electric, Gas, Water and Drainage
- Phone: Full coverage
- Internet: Ultrafast full fibre broadband up to 1800mbps. Fibre to the premise

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Approximate Area = 2128 sq ft / 197.6 sq m

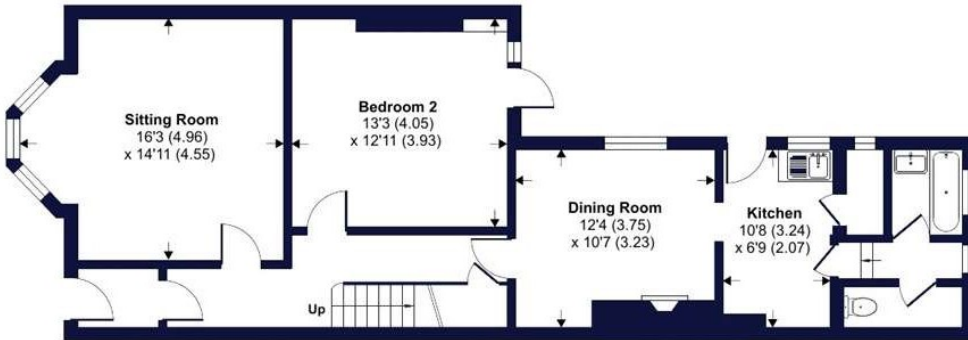
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Winkworth. REF: 1106466



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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