



29, Bonhay Road



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, Exeter, EX4 4BP

Exeter Cathedral (0.6 Miles), St Davids Station (0.4 Miles)

A charming Victorian terraced house with a large garden and riverside setting in central Exeter.

- Two bedrooms
- Spacious sitting room
- Riverside location
- Residents' parking permits
- Council tax band: B
- Period features
- Large garden
- Central location
- Courtyard garden
- EPC: D(65)

Guide Price £199,000

SITUATION

Bonhay Road is situated in a convenient central Exeter location, with the River Exe and Exeter Canal close by and easy access into the city centre via the nearby steps. Exeter Cathedral is approximately a 15-minute walk away, with Exeter University and the Quay also within easy reach. St David's railway station is approximately 10 minutes away on foot, whilst the Riverside Leisure Centre, local schools and nurseries are all nearby. The canal provides a pleasant setting for walking, running and cycling, with the surrounding area offering a good range of local amenities.

DESCRIPTION

A charming Victorian terraced house offering well-proportioned accommodation with a good degree of period character. The property benefits from a spacious sitting room, kitchen, two bedrooms and a family bathroom, together with a small courtyard garden to the rear. A particular feature is the larger garden, which is situated directly opposite the house and provides an unusual and valuable outdoor space for a central Exeter property. There are also attractive views towards the River Exe from the principal bedroom.



ACCOMMODATION

The front door opens into a hallway with stairs rising to the first floor and access to the sitting room. The sitting room is a good-sized reception room with a feature fireplace and useful downstairs storage. To the rear is the kitchen, which provides a range of fitted cupboards, shelving and integrated fridge, with access to the courtyard garden.

On the first floor, the landing provides access to two bedrooms and the bathroom, as well as the loft hatch. The principal bedroom is a spacious double room with views over the garden and towards the River Exe, whilst the second bedroom is a smaller room suitable for a single bed or home office. The bathroom is well equipped with a large bath, wash basin, WC and useful storage. The property benefits from gas-fired central heating, double glazing and a number of retained period features including fireplaces and original internal doors.

OUTSIDE

A small courtyard garden is situated immediately to the rear of the kitchen. The principal garden is located directly opposite the house and is a particularly attractive feature. Mature trees provide privacy and a good degree of seclusion, with a lawned area to the far end providing space for seating and outdoor activities. There is also a shed and space for storing bins and garden equipment. The wall at the far end forms part of the Exeter flood defence scheme. Residents' parking is available directly outside the property.

SERVICES

Utilities: Mains electric, water, gas and drainage.

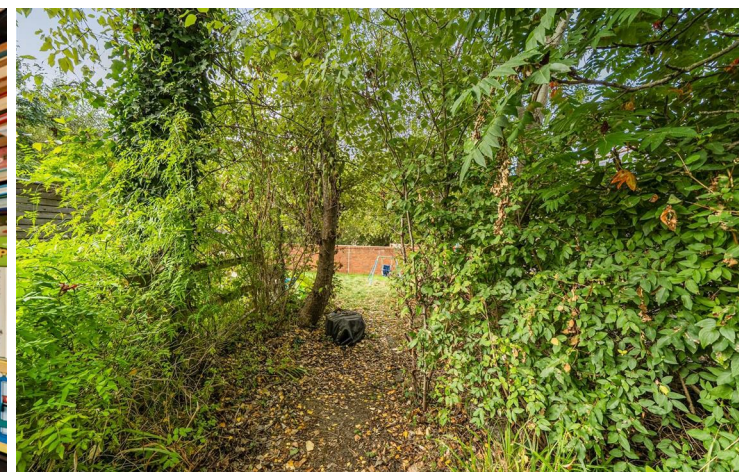
Heating: Gas combi boiler

Tenure: Freehold

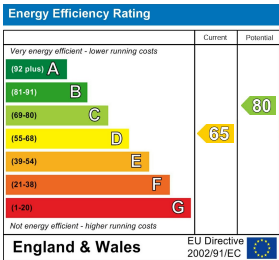
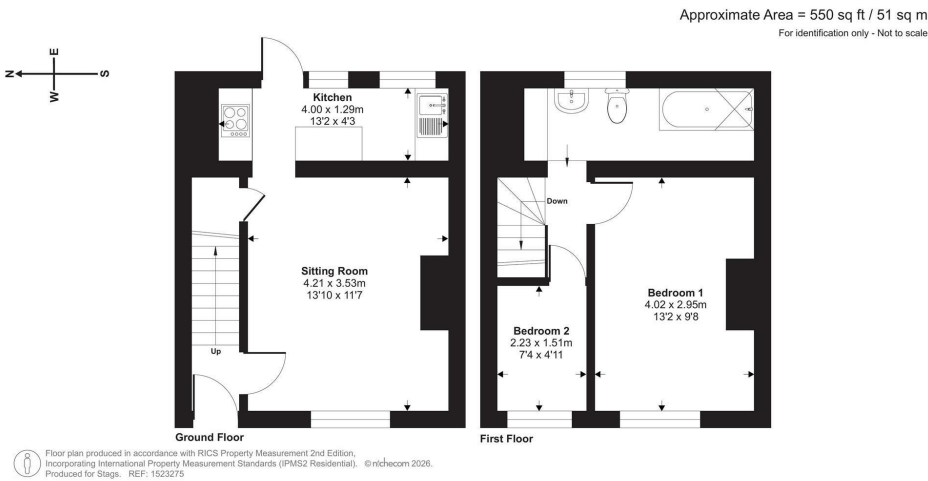
EPC: D(65)

Council tax band: B

Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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