

Denmark Road, Exeter, Devon





An elegant end-of-terrace period house in the **sought-after location of St Leonards**, close to Exeter city centre.

Summary of accommodation

Ground Floor: Reception room | Sitting room | Family room | Breakfast room | Kitchen | Cloakroom

First Floor: Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

Second Floor: Two bedrooms

Outside: Garage | Garden

Distances

Exeter city centre 0.2 miles, Exeter St. David's station 1.3 miles (2 hours to London Paddington)

M5 (Jct 29) 2.8 miles, Exeter Airport 4.4 miles (1 hour to London City Airport)

(All distances and times are approximate)



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Location

Denmark Road is set in the highly sought-after position of St Leonards, just moments from the centre and the historic cathedral. The shops, bars and restaurants of the city centre are less than half a mile away, including the High Street and Princesshay, with its selection of well-known retail outlets, while there are also plenty of independent retailers and boutiques in the smaller streets off the High Street.

The area has plenty of leisure and cultural activities to choose from, with theatres, museums, galleries and cinemas, as well as tennis clubs, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of Exeter city centre.

The area offers excellent transport links and Exeter's four mainline train stations are all within two miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.



The region is well served by good schools such as Exeter College and St Leonards C of E Primary School, both rated 'Outstanding' by Ofsted, as well as the independent Exeter Cathedral School and The Maynard School. The world-renowned University of Exeter is also just a mile from the property.

The property

24 Denmark Road is a handsome, double-fronted period house, set in a highly desirable position less than half a mile from Exeter city centre. The property features five bedrooms and a wealth of beautifully appointed accommodation arranged across three levels, with elegant, contemporary styling and high-quality fittings throughout.

The ground floor has a comfortable reception room at the front with wooden flooring, a bay window and a fireplace, as well as a comfortable family room further back with French doors opening onto the rear gardens.

The heart of the home is to the other side of the entrance hall, where the sitting room, breakfast room and kitchen are combined into one spacious open-plan living and entertaining space. Wooden parquet flooring runs from front to rear, with the sitting room featuring a bay window and a fireplace with a logburner. The breakfast room offers space for a dining table, while the kitchen has stylish shaker units, a central island with a breakfast bar and a range cooker, as well as French doors opening onto the rear patio.





The first floor provides three well-presented double bedrooms including the principal bedroom with its extensive fitted storage and en suite shower room. The first floor also has a large family bathroom with a roll-top bathtub and a large separate shower unit. The second floor has a further two double bedrooms with vaulted ceilings, eaves storage and dormer windows.

Garden and grounds

At the front of the property, the walled gardens have a gated entrance and a pathway leading to the entrance, along with well-maintained shrubs which create a smart presentation. Parking is available in marked bays along Denmark Street via a resident permit scheme.

At the rear, the west-facing gardens welcome plenty of sunlight throughout the day and include an area of paved terracing for al fresco dining. There is also an area of level lawn, enclosed and bordered by walls and timber fencing for privacy. Beyond the gardens there is a detached single garage, which offers further parking or home storage. The garage is accessed via a shared access lane off Athelstan Road.



Services

Mains water, electricity, and drainage. Oil-fired central heating.

Directions (Postcode EX1 1SL)

what3words///harsh.trendy.cover

Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band F

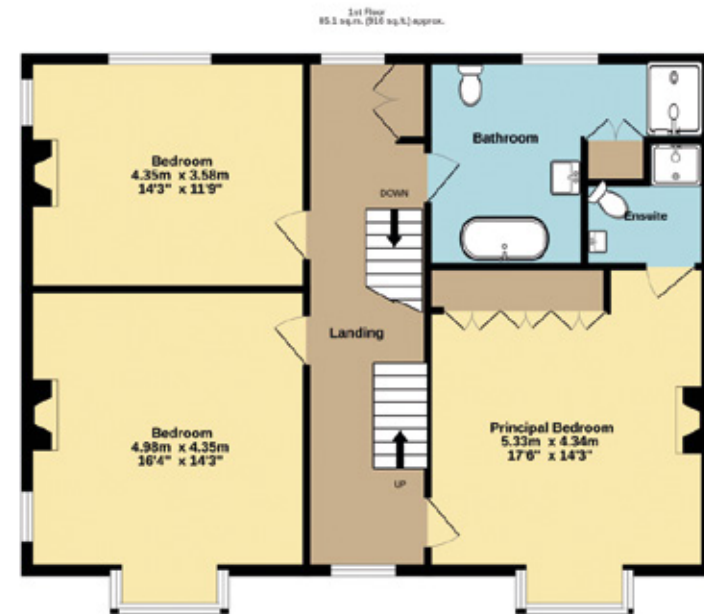
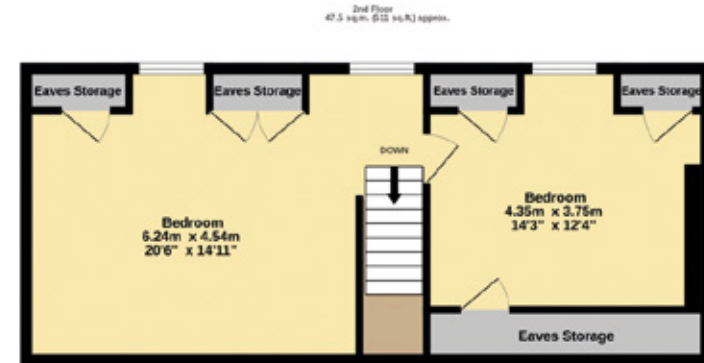
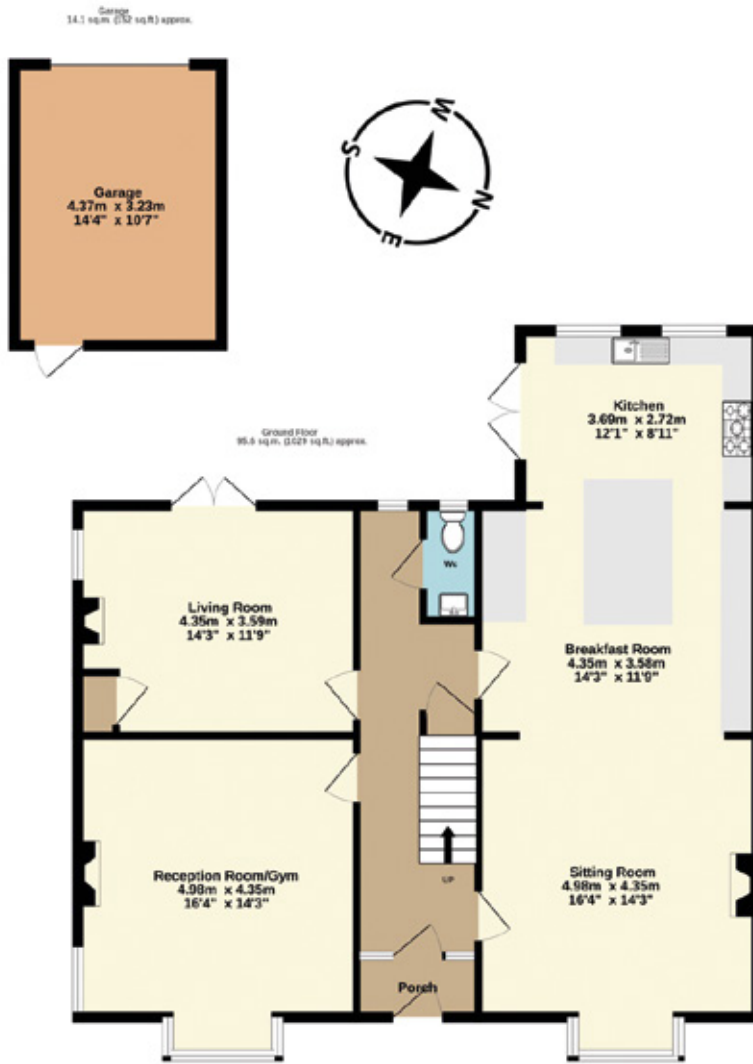
EPC Rating: D

Guide Price: £995,000



**Approximate Gross
Internal Floor Area
242.2 sq m (2607 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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