

# Bartholomew Terrace, Exeter, Devon

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A fine period townhouse with **elegant styling**, in a sought-after central Exeter setting.

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### Summary of accommodation

**Ground Floor:** Sitting room | Kitchen/dining room | Utility | WC

**First Floor:** Drawing room | Bedroom | Shower room

**Second Floor:** Principal bedroom with dressing room and en suite bathroom | One further bedroom en suite | Bedroom four/study

**Secondary Accommodation:** Cellar

**Outside:** Garden room with store | Garden

### Distances

Exeter city centre 0.1 miles, Exeter St. David's mainline station 1.3 miles (2 hours to London Paddington), M5 (Jct 30) 4.2 miles, Exeter Airport 5.3 miles (1 hour to London City Airport)  
(All distances and times are approximate)



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## Location

The property is in a highly desirable location, just moments from Exeter city centre and the banks of the River Exe. The city centre's amenities are right on its doorstep, including access to shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries and pharmacies. Exeter city centre also offers a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants, including John Lewis.

The area has plenty of leisure activities to choose from, with several sports and leisure clubs within easy reach, golf at Exeter Golf and Country Club, rugby, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to several sandy beaches within 15 miles of the property.

There are excellent transport links, with easy access to the M5, while the city's mainline stations offer direct services to London Paddington and Waterloo. Exeter International Airport, five miles away, provides an ever-increasing number of domestic and international flights including twice daily flights to London City.

Schooling in the area is of the highest standard, with outstanding-rated state schools and several excellent independent schools in and around the city. Within moments of the property, you will find the Exeter College and Exeter Mathematics School, both rated 'outstanding' by Ofsted, as well as the independent Exeter Cathedral School and St. Wilfrid's School.

## The property

9 Batholomew Terrace is a handsome period townhouse, set in a highly desirable location in the heart of Exeter. The property offers up to four bedrooms, arranged across three beautifully appointed levels with elegant, understated décor and several attractive original details throughout, including sash windows and original fireplaces.

The ground floor has a comfortable sitting room with built-in cupboard space and a fireplace fitted with a woodburning stove, while the drawing room on the first floor provides further space in which to relax, with its ornate cast-iron open fireplace and access to a large storage cupboard.



At the back of the ground floor, the well-equipped kitchen has sleek, modern units in white and grey to base and wall level, providing plenty of storage space. There are integrated appliances including two ovens, a microwave and an induction hob, while the kitchen also has space for a dining table. Adjoining the kitchen, the utility room offer further space for appliances, as does the cellar.





The first floor has one well-presented double bedroom, as well as a shower room. On the second floor you will find the principal bedroom, with its dressing room and en suite bathroom. Additionally, the first floor has a further bedroom en suite and a study, which could be used as a fourth bedroom if required.

### Garden and grounds

At the front, the property opens onto Bartholomew Terrace with its collection of attractive period homes. The rear of the house has an attractive walled courtyard garden with paved terracing and raised border beds. At the end of the garden there is a garden room, providing further light and airy accommodation with its tiled flooring, skylights and bi-fold doors opening onto the gardens.

### Services

Mains water, gas and electricity.

### Directions

Postcode: EX4 3BW  
what3words: ///most.skill.strut

### Property information

Tenure: Freehold  
Local Authority: Exeter City Council  
Council Tax: Band F  
EPC Rating: D  
Guide Price: £895,000

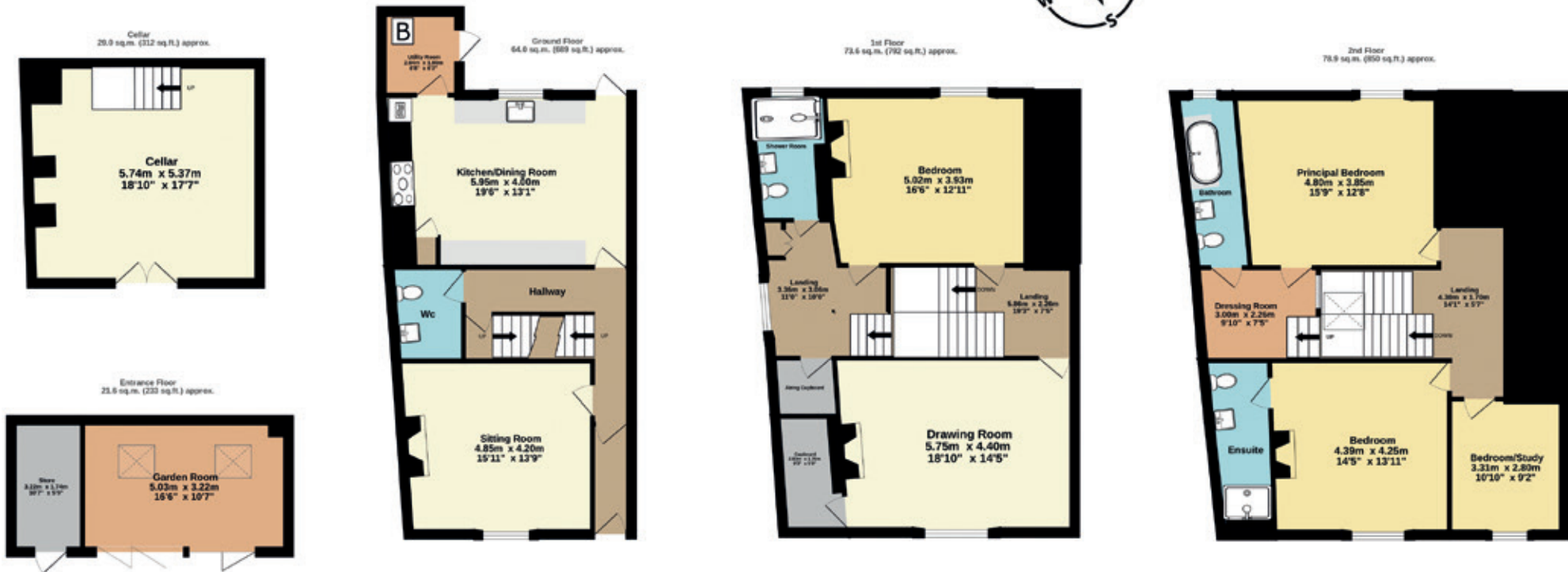


## Approximate Gross Internal Floor Area

267.1 sq m (2875 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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



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 April 2024. Photographs and videos dated April 2024.

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