



2 Colleton Hill, Exeter, Devon

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## A handsome **Grade II Listed terraced house** in a sought-after Exeter setting

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### Summary of accommodation

**Lower Ground Floor:** Bedroom/study with en suite shower room, flexibility to use as both

**Ground Floor:** Dining room | Kitchen

**First Floor:** Sitting room | 1 Bedroom

**Second Floor:** Principal bedroom | Family bathroom

**Secondary Accommodation:**

**Outside:** Garden

### Distances

Exeter city centre 0.2 miles, Exeter St. David's station 1.6 miles (2 hours to London Paddington),

M5 (Jct 29) 3.3 miles, Exeter Airport 4.8 miles (1 hour to London City Airport)

(All distances and times are approximate)



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## Location

The property is in the prestigious Exeter Quay area, moments from the quayside with its independent shops, bars and restaurants. The area provides a unique city lifestyle, with its peaceful riverside setting, and the historic, vibrant centre of Exeter on its doorstep.

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 three sandy beaches within 15 miles of the property.

The property boasts convenient access to a variety of recreational facilities, including tennis courts, climbing walls, and an outdoor activity centre. Additionally, it is situated near two sports centres, offering opportunities for rowing and kayaking.

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, just over 5 miles away, offering both local and international flights.

The region is well served by good independent and state schools such as St Leonard's CofE Primary School, Exeter College and the Exeter Mathematics School all rated 'outstanding' by Ofsted, as well as the independent Exeter Cathedral School nearby. The world-renowned University of Exeter is also less than two miles away from the property.



## 2 Colleton Hill

2 Colleton Hill is a charming period house, forming part of a Grade II Listed terrace dating from the early 19th century. It displays handsome white rendered elevations, large sash windows and various splendid original details inside, including cast-iron fireplaces.

The accommodation is arranged across four levels and features up to three bedrooms, as well as comfortable, flexible reception rooms. The ground floor has a formal dining room at the front with its open fireplace, and an arched entrance connecting to the kitchen at the rear in a semi open-plan layout. The kitchen itself features sleek, modern fitted units in white, plus integrated appliances including a double oven and a gas hob with an extractor hood.

On the first floor, the light and airy sitting room offers dual sash windows with views across the River Exe and the surrounding quays.

Further flexible accommodation is available on the lower ground level. This 23ft room features French doors opening onto the rear garden and could be used as a study or a further sitting room. It is also ideal for use as a third bedroom, with its en suite shower room.

The first and second floor each offer one bedroom, one bedroom is a double and the other is a single. The principal bedroom is set on the second floor, with two skylights overhead welcoming plenty of sunlight and affording views across the quayside. The second floor also has the family bathroom with its dual washbasins and over-bath shower.

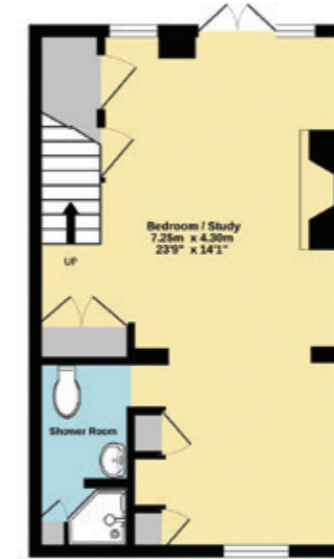
## Garden & Grounds

At the front, the property opens directly onto Colleton Hill, with the riverside walkway just a few yards away and easy access to the quay's bars and restaurants. There is a small garden to the rear

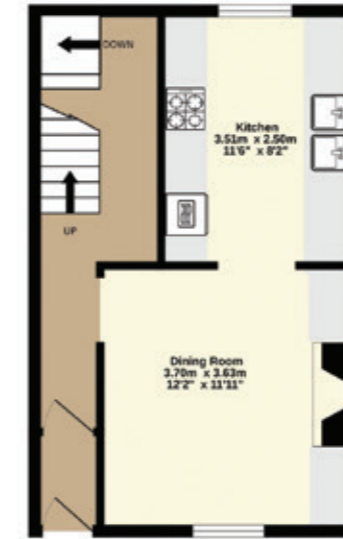


Approximate Gross Internal Floor Area:  
1364 sq ft / 126.7 sq m

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.



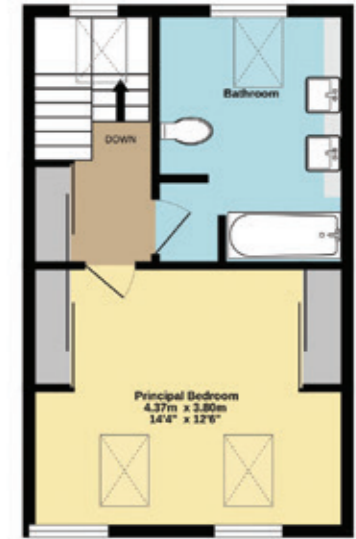
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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

## Services

Mains water & electricity. Private drainage. Oil-fired central heating.

## Property information

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

## Directions

Postcode: EX2 4AS  
what3words: ///honest.jumps.porch

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