



8, Powderham Crescent







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Exeter, Devon, EX4 6DA

Exeter Cathedral (0.8 Miles), Exeter Central Station (0.5 Miles), University of Exeter (0.5 Miles)

An impressive and beautifully renovated Victorian townhouse with private garden and detached coach house, situated in a prime central Exeter location overlooking an attractive residents' communal green.

- Approximately 4,000 sqft
- Open-plan kitchen/dining/living
- High specification throughout
- Detached coach house
- Council Tax Band: F
- Prime central Exeter location
- Underfloor heating
- Off road parking
- Private rear garden
- Freehold

Guide Price £1,300,000

## Stags Exeter

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@StagsProperty

## SITUATION

The property occupies a highly desirable position close to the heart of the cathedral city of Exeter. The city offers an excellent range of shopping, dining and cultural amenities, including the historic quayside, theatres, restaurants and a wide selection of independent and national retailers. There are well-regarded schools in both the state and private sectors within easy reach, along with excellent transport connections. Mainline rail services from Exeter St Davids railway station provide regular links to London and the wider rail network, while the M5 motorway is readily accessible, offering convenient travel north and south.

The property enjoys an attractive outlook over a residents' communal green, providing a rare sense of openness and tranquillity within the city.

## DESCRIPTION

This substantial Victorian townhouse has been comprehensively renovated throughout to a high standard, combining elegant period architecture with refined contemporary finishes. Arranged over three floors and extending to approximately 3,088 sq ft of internal accommodation, the property offers well-balanced and versatile accommodation ideally suited to modern family living.

The house provides five well-proportioned bedrooms, including a luxurious principal suite with dressing room and en-suite bathroom, together with a further en-suite bedroom. The ground floor centres around a striking open-plan kitchen, dining and living space with doors opening to the garden, while a formal sitting room to the front overlooks the attractive residents' communal green.

To the rear is a detached coach house incorporating garaging and accommodation above, offering excellent flexibility for use as a self-contained apartment, home office, studio or gym.





## ACCOMMODATION

The property is entered via an elegant reception hallway which immediately reflects the scale and character of the house. To the front is the formal sitting room, a beautifully proportioned space with tall sash windows overlooking the communal green. To the rear is the impressive open-plan kitchen, dining and living area, designed as the central hub of the home. The kitchen is fitted with bespoke cabinetry, high-quality integrated appliances and extensive work surfaces, with space for both dining and relaxed seating. Rooflights and glazed doors allow for excellent natural light and provide direct access to the rear garden. Also on the ground floor are a separate laundry room and a cloakroom/WC.

The first and second floors provide five well-proportioned bedrooms. The principal bedroom suite incorporates a dressing room and a luxurious en-suite bathroom. A second bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

## OUTSIDE

To the rear of the property is a private garden providing an attractive outdoor space for relaxation and entertaining. Beyond the garden is the detached coach house, incorporating a garage at ground level with substantial accommodation above and a parking space. The building offers excellent flexibility and could be arranged as a self-contained apartment or used for a variety of ancillary purposes such as a home office, studio or gym.

To the front of the house is an attractive communal green for the use of residents, providing a pleasant outlook and a rare sense of space within this central city location.

## SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: Gas boiler with underfloor heating on the ground floor and radiators above

Tenure: Freehold

EPC: C(79)

Standard and Ultrafast broadband available (Ofcom)

EE, Three, O2 and Vodafone mobile network available (Ofcom)

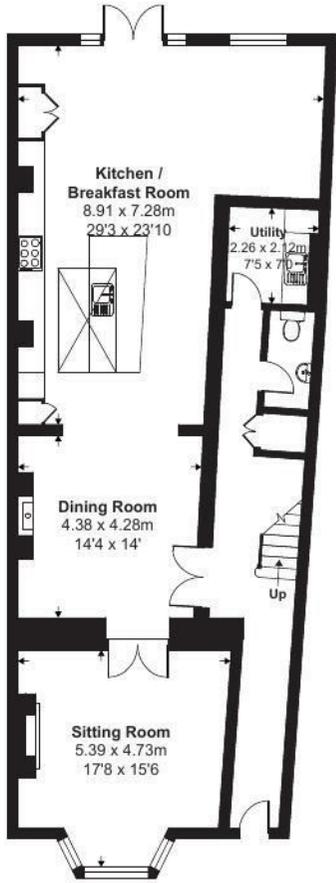
## AGENTS NOTE

There is an annual charge of £25 for upkeep of the communal green.

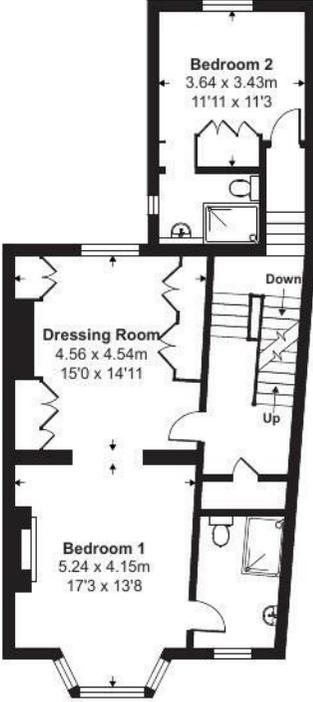
Please speak to agent for information on Restrictive covenants.

Approximate Area = 3088 sq ft / 286.9 sq m  
 Outbuilding = 1001 sq ft / 93 sq m  
 Total = 4089 sq ft / 379.9 sq m

For identification only - Not to scale



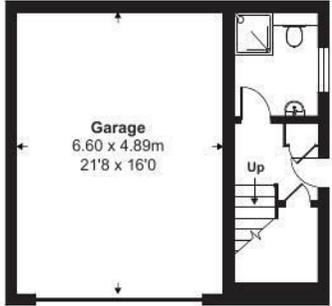
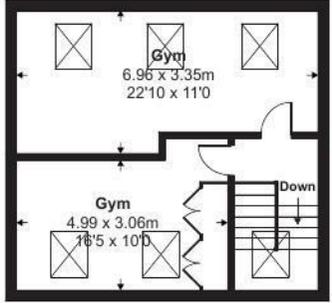
Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1429205



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



