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4 Napier Terrace



City centre is a 5-8 minute walk

A charming 3 bedroom mid-terrace home with characterful features and courtyard garden, within a short walk of the city centre.

- Close to the historic Iron Bridge and city centre
- Views over St Bartholomew's Cemetery
- Mid-terrace period home
- 3 bedrooms
- Character features
- Delightful courtyards garden
- Freehold
- EPC Band D
- Council Tax Band B

Guide Price £350,000

### SITUATION

Napier Terrace is situated within walking distance of the city centre and the impressive multi-arched Iron Bridge, constructed in 1834. Opposite these unique terraced houses is St Bartholomew's Cemetery and the historic Egyptian style Catacomb built against the city wall. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter Central train station is a 5 min walk from the property with St David's train station just a 13 min walk away, these provide services to London. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads.

### DESCRIPTION

Napier Terrace is a collection of characterful homes situated near the historic Iron Bridge in the centre of Exeter. The property is believed to date back to the mid 1850s opposite St Bartholomew's Cemetery in an Area of Outstanding Natural Beauty. This charming mid-terrace home is beautifully presented throughout arranged with 3 bedrooms, sitting/dining room, kitchen, conservatory/utility, bathroom, separate cloakroom and an array of character features including sash windows and fireplaces. To the rear of the property is a delightful courtyard garden.

### ACCOMMODATION

The entrance porch has stripped wood flooring and a coloured glass internal door opening to a wonderful open plan sitting/dining room with stripped wood flooring. The sitting room has a front aspect sash window with a feature fireplace. The dining area has a rear aspect window into the conservatory, feature fireplace, built-in cupboards and stairs leading to the first floor

with storage beneath. The kitchen has a rear aspect with views of the courtyard garden and access to the conservatory. The kitchen has an array of matching base and wall units, timber worksurface, integrated dishwasher and space for appliances. The delightful conservatory is predominantly glazed with a tiled floor and double doors leading out to the courtyard.

Bedroom 2, on the first floor, has a front aspect sash window with views of St Bartholomew's Cemetery, a feature fireplace and built-in storage cupboards in the alcoves. Bedroom 3 has a rear aspect, currently used as a useful home office. The stylish bathroom is arranged with a bath with shower overhead, basin, wc, and a ladder style radiator. Next to the bathroom is a separate wc and basin.

Upon the 2nd floor is a bright and spacious master bedroom with 3 skylights and built in cupboards.

### OUTSIDE

To the rear of the property is a charming courtyard garden with block paving, raised flower beds, timber shed and a pedestrian access gate. 2 parking permits available from the local authority.

### SERVICES

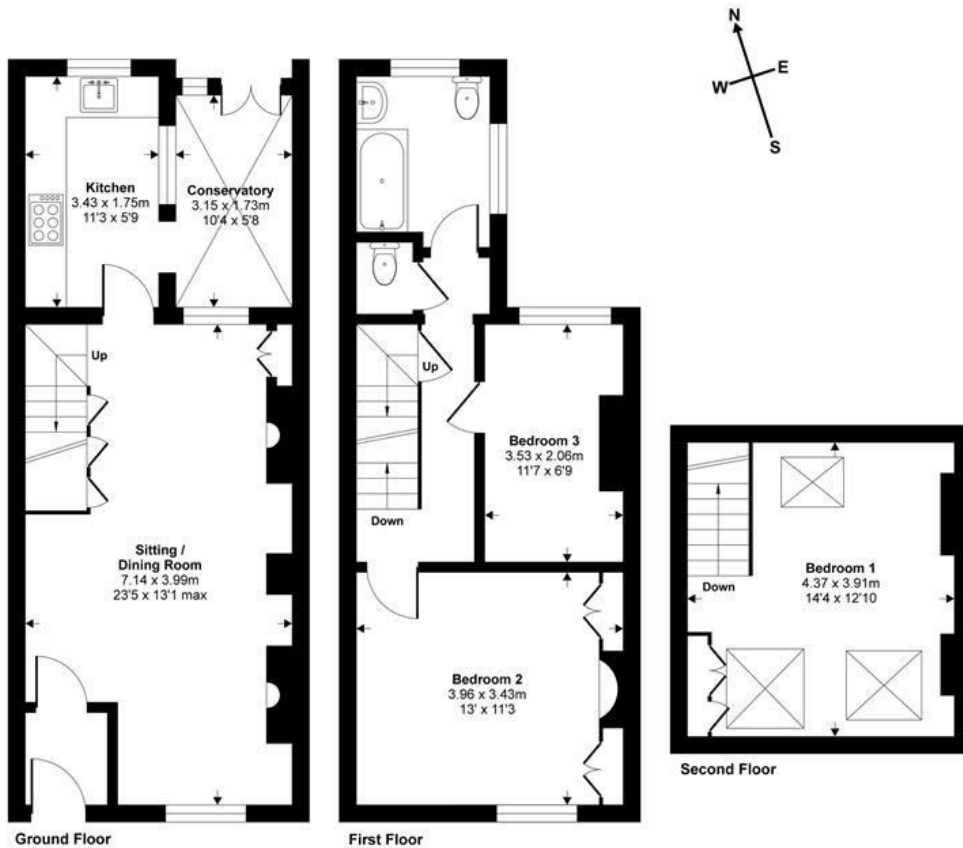
All mains connected. Gas central heating.

### DIRECTIONS

From the Exe Bridge proceed on Bonhay Road (A377). After a short distance turn right onto Exe Street opposite Mill on the Exe. Continue on this road where Napier Terrace is located on the right after the cemetery.



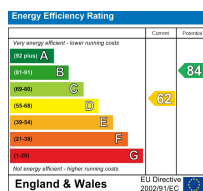
Approximate Area = 1025 sq ft / 95.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 681617.

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



01392 255202  
exeter@stags.co.uk

stags.co.uk



@StagsProperty

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