



32, St. Davids Hill







# 32, St. Davids Hill

Exeter, Devon, EX4 4DT

St Davids train station (0.4 Miles), Exeter Cathedral (0.5 Miles), Exeter University (0.7 Miles)

A beautifully proportioned period townhouse in one of central Exeter's most sought-after locations, offering generous living space arranged over three floors, a stylish kitchen opening onto landscaped gardens, and flexible accommodation ideal for modern family life.

- Elegant three-storey townhouse
- Two spacious reception rooms
- Bi-fold doors to rear garden
- Large split-level rear garden
- St Davids conservation area
- Prime central Exeter location
- Stylish kitchen/breakfast room
- Character features throughout
- Residents' parking available
- Council tax band: E

Guide Price £800,000

## Stags Exeter

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

01392 255202 | [exeter@stags.co.uk](mailto:exeter@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

St. Davids Hill occupies a prime position on the edge of the city centre in Exeter, providing easy access to a wide range of shops, cafés, restaurants and cultural amenities. Both University of Exeter and Exeter College are within comfortable walking distance, making the location particularly attractive for families and professionals alike.

St Davids Railway Station is close by and offers direct mainline services to London Paddington and London Waterloo. The city's retail quarter at Princeshay, along with theatres, cinemas and the historic Exeter Quayside, are all easily accessible on foot.

## DESCRIPTION

This elegant mid-terrace period home has been sympathetically modernised to create a superb blend of character features and contemporary living. Retaining high ceilings, attractive fireplaces and large sash windows, the property also benefits from thoughtful improvements including a modern kitchen/breakfast room with bi-fold doors opening directly onto the rear garden.

Arranged over three floors, the accommodation offers excellent flexibility with multiple reception rooms and up to five bedrooms, making the property ideal for families, home-working professionals or those seeking adaptable living space in a central location.





## ACCOMMODATION

The property is approached via an attractive front garden and opens into a welcoming entrance hall with period detailing, solid flooring and useful storage. To the front is a generous bay-fronted sitting room enjoying plenty of natural light and a feature fireplace, creating a comfortable main reception space. To the rear is a second reception/dining room, ideal for formal dining or as a family room, with doors opening onto the garden. The kitchen/breakfast room is fitted with modern cabinetry, ample worktop space and room for everyday dining. Bi-fold doors open directly onto the rear terrace, providing a seamless connection between indoor and outdoor living, perfect for entertaining. A ground floor cloakroom completes the layout on this level.

The first floor offers three well-proportioned double bedrooms, all enjoying tall ceilings and attractive outlooks, along with a contemporary family bathroom. The second floor provides two further generous double bedrooms and a modern shower room. The principal bedroom on this floor is particularly spacious and could be configured to create two separate rooms or a bedroom suite, if required. The overall layout provides excellent flexibility for growing families, guest accommodation, or home office use.

## OUTSIDE

To the rear is a charming, split-level garden offering a good degree of privacy, with a paved terrace ideal for outdoor dining leading onto lawned areas with well-stocked borders. The garden also benefits from gated rear access, useful outbuildings/summerhouse potential, and outside power and water points. To the front, a small enclosed garden provides an attractive approach to the property. Residents' permit parking is available locally, with additional residents' parking access close by.

## SERVICES

Utilities: Mains drainage, gas, electricity and water

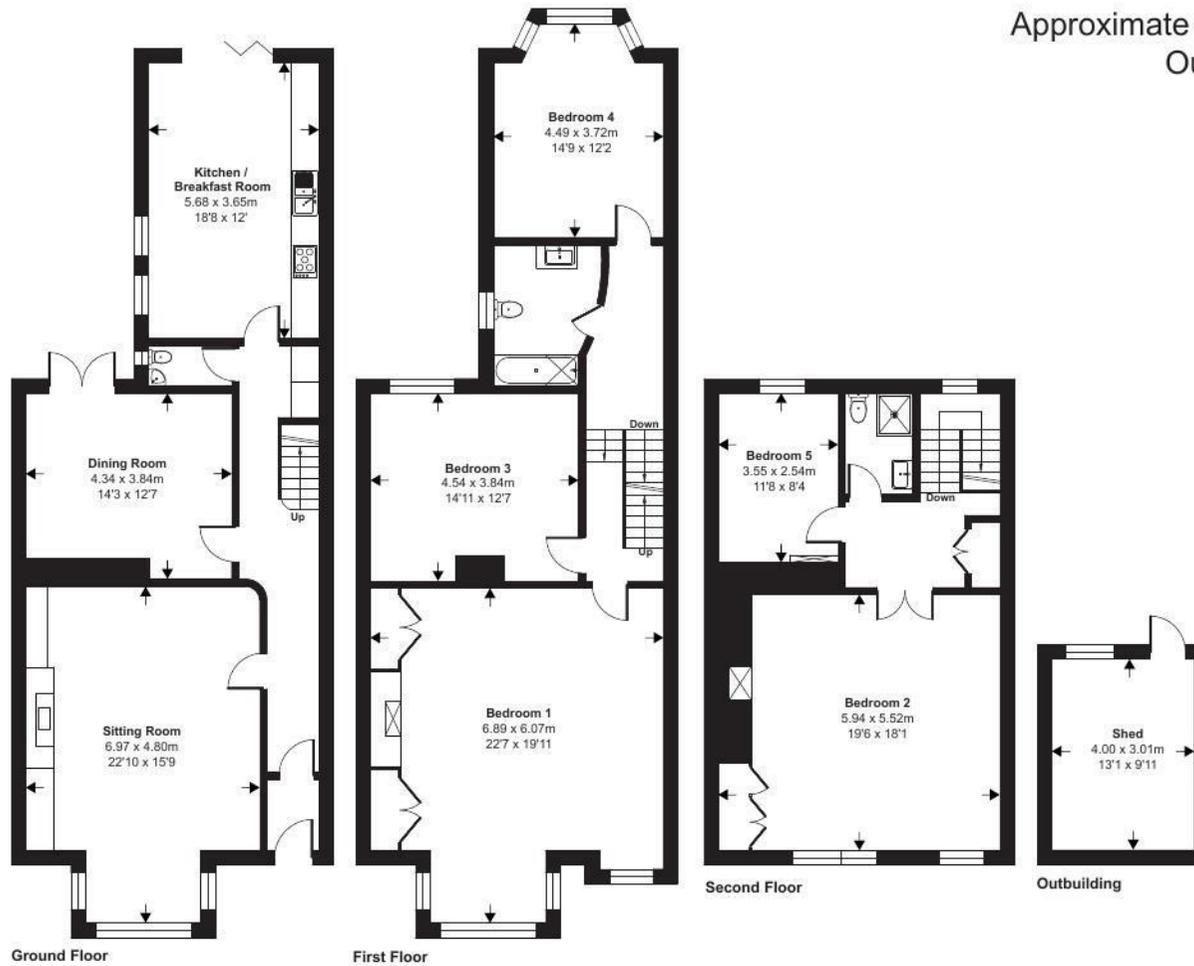
Heating: Gas boiler

Tenure: Freehold

EPC: D(59)

Council tax band: E

Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and Vodafone mobile network available (Ofcom).



Approximate Area = 2536 sq ft / 235.6 sq m  
 Outbuilding = 130 sq ft / 12 sq m  
 Total = 2666 sq ft / 247.6 sq m  
 For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1420189



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





**STAGS**