



naomi j ryan
estate agents



House - Townhouse



Bedrooms: 5



Bathrooms: 2



Receptions: 2



Gas Central Heating



On Street - Permit
Required



South Westerly
Garden

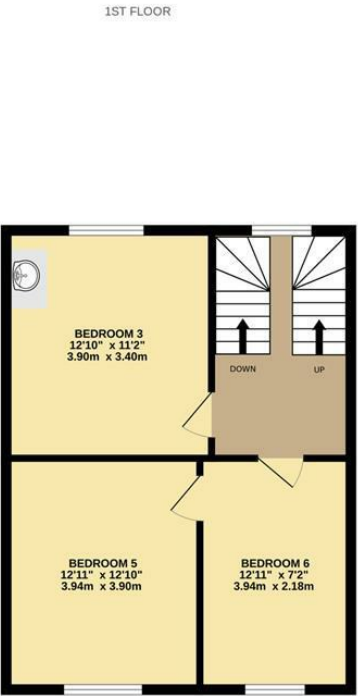
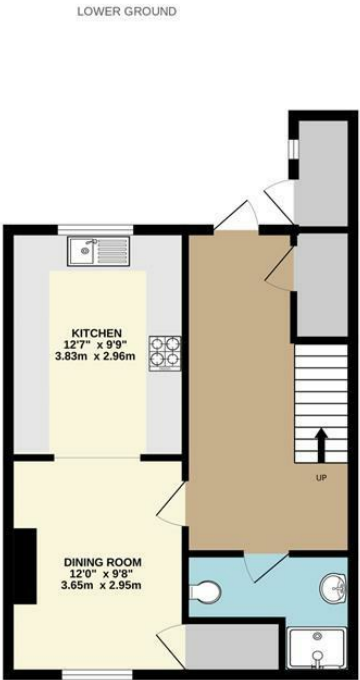


Council Tax Band: E

OIEO £500,000 Freehold

38 Belmont Road,
Newtown, Exeter, EX1 2HG

www.naomijryan.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

Beautifully positioned on Belmont Road, directly overlooking the green expanse of Belmont Park, this elegant Grade II listed townhouse offers generous and versatile accommodation arranged over four floors. The home enjoys superb natural light, attractive park views and the convenience of being within easy walking distance of Exeter City Centre and St Sidwell's Point leisure centre.

Belmont Road is set within Newtown, one of Exeter's most central and well-connected residential districts. The property enjoys an enviable position directly opposite Belmont Park, a much-loved green space with open lawns, mature trees, play areas and a strong community feel. It offers a peaceful outlook while still being moments from the buzz of the city.

The ground floor provides a welcoming and well-balanced layout, featuring a generous living room, a double bedroom, and a modern bathroom. Stairs lead down to the lower ground floor, where the property opens into a particularly spacious open-plan kitchen/dining room—a superb social space with excellent proportions. This level also includes a shower room and a useful utility cupboard, along with a hall door giving direct access to the rear garden.

The rear garden is beautifully maintained and designed for low-maintenance enjoyment. With a south-westerly aspect and rear access, it offers an inviting outdoor retreat ideal for relaxing or entertaining.

Across the first and second floors, the property provides four further double bedrooms along with an additional office/bedroom five, delivering impressive flexibility for family living, home working or guest accommodation.

This is a rare opportunity to secure a handsome period home in a highly desirable position, combining character, space and exceptional convenience. Internal viewing is highly recommended.

MATERIAL INFORMATION

Heating: Gas Central Heating. Gas & Electric Fires

Utilities: Connected to mains electric, gas, water and drainage

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

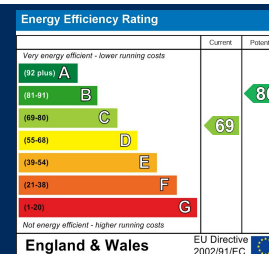
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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