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77 Roberts Road



City Centre 0.5 miles  
M5 (J29/J30) 3.5 miles

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## A beautifully presented terraced house situated in a sought after location

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- No onward chain
- Kitchen
- Sitting room
- Dining room
- 2 Double bedrooms
- Recently fitted bathroom
- Enclosed courtyard garden

Guide price £270,000

### SITUATION

Roberts Road is situated in St Leonards, one of the most favoured residential locations in Exeter and conveniently positioned within walking distance of the local facilities, known as 'The Village', which include an award-winning fishmonger, greengrocers, farm shop, wine shop and deli, as well as cafes, bistros, pubs and a playing park. The cathedral and university city of Exeter affords a fantastic range of amenities, including sporting and leisure facilities plus Exeter's historic quayside just short walk from the property, with interesting architecture, pubs, restaurants, cafes and independent shops.

### DESCRIPTION

No.77 is an attractive mid-terrace house, believed to date from the Edwardian era, with a red brick facade. The accommodation is spacious and has recently been decorated and benefits from gas-fired central heating. To the rear is an enclosed courtyard. This attractive property is being sold with no onward chain.

### ACCOMMODATION

The entrance vestibule leads through a stained glass inner door to the entrance hall, with stairs to the first floor and doors to the ground floor accommodation. Beneath the staircase is a useful storage cupboard. The large reception room is particularly light and impressive and provides two separate areas. The seating area has a gas fireplace with coal flame effect set in the chimney breast with recesses to the sides. The dining area, again, includes recesses either side of the wood burning stove with a tiled hearth and brick surrounds. The kitchen is fitted with modern wood-effect units and includes plentiful storage and appliances such as a built-in electric cooker and gas hob.

French doors take you from the dining room to the lean-to which is currently used as a utility and storage room.

On the first floor there is a split level landing. There are two double bedrooms; the principal bedroom includes large built-in wardrobes and is especially light thanks to the two front aspect windows. The second bedroom has alcoves ideal for creating storage and a rear aspect window. The stunning bathroom has been recently fitted to a high specification, with natural stone tiling with underfloor heating. With a separate large shower, Bette bath, wash basin and wc with a heated mirror cabinet and built-in storage.

There is potential for the property to be extended into the loft space (subject to the necessary consents), with electricity and velux window already in situ.

### OUTSIDE

From the utility storage room a glazed door leads to the 21ft x 16ft partly walled courtyard garden, with flowerbeds and a typically prosperous fig tree creating the perfect inner-city retreat. There is space for a shed providing more storage.

### INVESTMENT OPPORTUNITY

For knowledgeable advice on Buy-to-Let investments please contact the Stags Lettings Department on 01392 671598.

### SERVICES

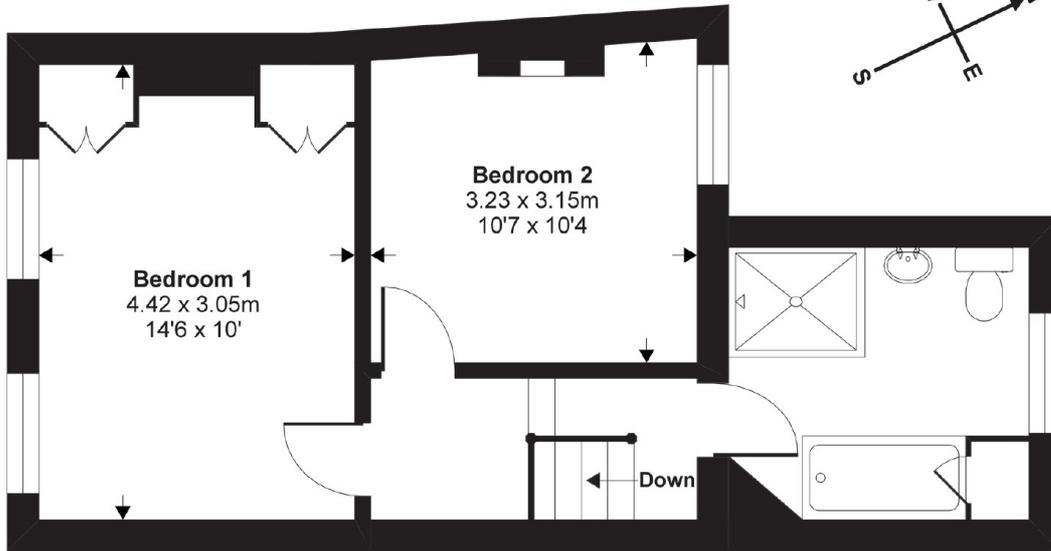
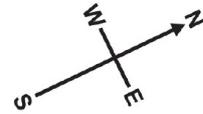
All mains services are connected.

### DIRECTIONS

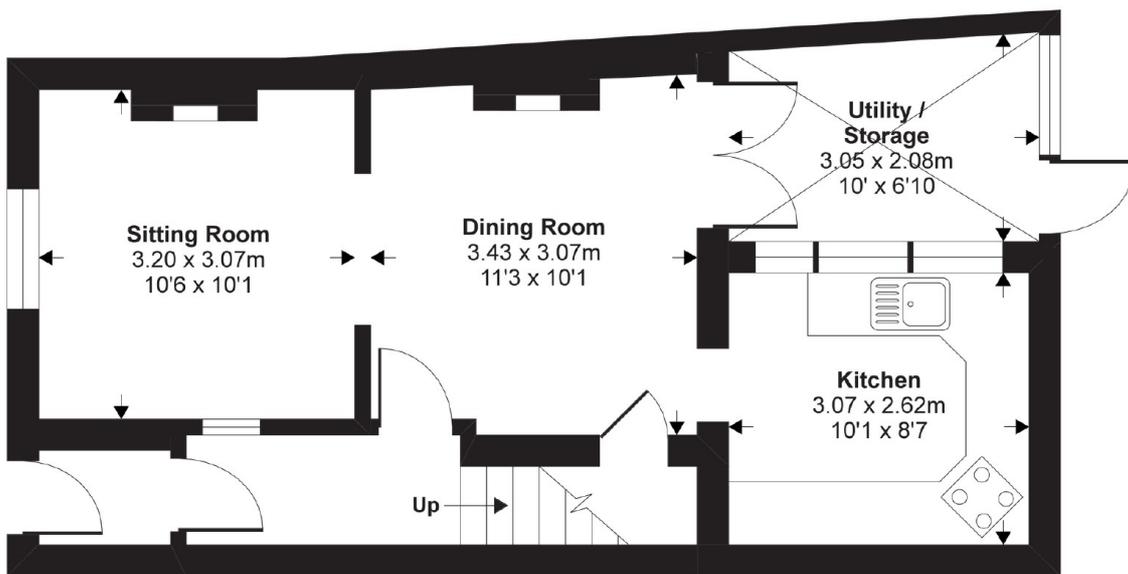
Proceed out of Exeter along Topsham Road and at the bottom of the hill turn left into Roberts Road. Continue on Roberts Road for 150 yards and as it curves around to the right, the property will be found on the left before Radford Road.



Approx. Gross Internal Floor Area  
80.8 Sq Metres 870 Sq Ft



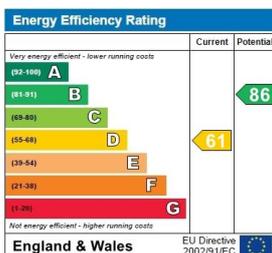
**First Floor**



**Ground Floor**

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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



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