

34, St. Davids Hill

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Exeter, Devon, EX4 4DT

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

A substantial and beautifully presented five-bedroom period townhouse, arranged over three floors and offering versatile accommodation, an impressive kitchen/dining room, and a generous rear garden with a superb garden room, all within easy reach of Exeter city centre.

- City centre location
- Large rear garden
- Flexible living accommodation
- Five double bedrooms
- Freehold
- Impressive kitchen/dining room
- Detached garden room
- Exeter St David's nearby
- St Davids conservation area
- Council tax band: E

Guide Price £800,000

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SITUATION

St. David's Hill occupies a highly convenient position within one of Exeter's most sought-after residential areas, just a short walk from the city centre. The property is ideally placed for access to the city's excellent range of shopping, dining and leisure facilities, together with both Exeter Central and Exeter St. David's railway stations. Exeter St. David's provides regular direct services to London Paddington, making the property particularly appealing for commuters and those requiring convenient access to the capital. The University of Exeter's Streatham Campus is also within easy walking distance, enhancing the property's appeal for academic professionals and families alike. The nearby historic quayside, picturesque walks along the River Exe and the city's wealth of cultural and recreational amenities further contribute to the desirability of this central yet well-connected location.

DESCRIPTION

This attractive period townhouse offers exceptionally flexible accommodation arranged over three floors and combines character features with modern improvements. The current layout has been thoughtfully adapted to provide ground floor living, whilst retaining the versatility to suit a variety of lifestyles. Character features including original detailing, stripped wooden flooring and feature fireplaces sit comfortably alongside contemporary kitchen and bathroom fittings. Of particular note is the impressive extended kitchen/dining room, which forms the heart of the home and enjoys excellent natural light together with direct access to the rear garden. Outside, the property benefits from a surprisingly generous garden for such a central location, complete with a substantial garden room at its far end.

ACCOMMODATION

A wooden front door opens into an inviting entrance hallway with attractive period features, staircase rising to the upper floors and a useful ground floor cloakroom/WC. Doors lead to the principal ground floor rooms. To the front of the property is an elegant sitting room with stripped wooden flooring, a feature fireplace and a large bay window providing excellent natural light and enhancing the room's generous proportions. This room opens into a versatile adjoining room currently arranged as a ground floor bedroom. Equally suited as a study, formal dining room or additional reception room, it benefits from a modern en-suite shower room. At the rear of the property is a superb extended kitchen/dining room, creating a wonderful social and family space. Flooded with natural light from numerous windows and glazed doors opening onto the garden, the room is fitted with a comprehensive range of modern units, integrated appliances and a substantial central island incorporating a breakfast bar. There is ample space for a large dining table, making it ideal for entertaining. A utility room adjoining the kitchen provides additional storage and practical space for household appliances.













The first floor offers further well-proportioned accommodation. To the rear is a double bedroom currently utilised as a study/home office, together with a modern family shower room. A further double bedroom is positioned centrally on the floor, whilst to the front is a particularly impressive room currently used as a second sitting room. Featuring front-facing windows, wooden flooring and a feature fireplace, this versatile space could equally serve as a principal bedroom.

On the second floor are two further double bedrooms. The principal bedroom enjoys the benefit of a modern en-suite shower room, whilst the remaining bedroom offers comfortable guest or family accommodation.

OUTSIDE

To the front of the property is an attractive enclosed garden with a pathway leading to the front entrance.
The rear garden is a particular feature of the property and is generous in size for such a central city location. Immediately adjoining the kitchen is a patio area providing an ideal space for outdoor dining and entertaining, beyond which the garden is predominantly laid to lawn. At the far end stands a substantial summer house, thoughtfully constructed to create an excellent garden room with its own seating area, offering potential for a home office, studio or relaxation space. A rear gate provides useful access.

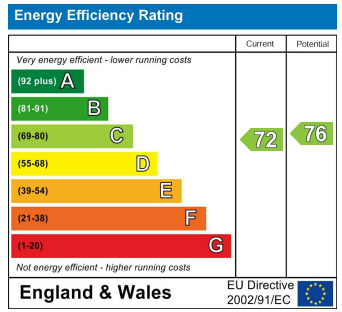
SERVICES

Utilities: Mains drainage, gas, electricity and water
Heating: Gas boiler
Tenure: Freehold
EPC: C(72)
Standard and Ultrafast broadband available (Ofcom)
EE, Three, O2 and Vodafone mobile network available (Ofcom)

Approximate Area = 2319 sq ft / 215.4 sq m
Outbuilding = 102 sq ft / 9.4 sq m
Total = 2421 sq ft / 224.8 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 2026. Produced for Stags. REF: 1467989

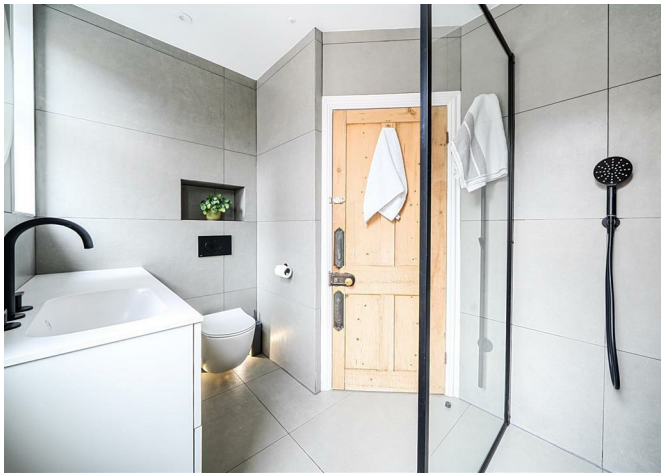


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