



# Highfield 229 Exwick Road Exeter

## £325,000

Telephone 01392 201748  
[www.drewpearce.co.uk](http://www.drewpearce.co.uk)  
E-mail [residential@drewpearce.co.uk](mailto:residential@drewpearce.co.uk)



# drewpearce

Chartered Surveyors and Estate Agents

## SITUATION AND DESCRIPTION

Highfield is a substantial detached family home, dating from the 1920's, situated in an elevated position on the western side of the city and with some pleasant open views to the River Exe and its adjoining parkland and playing fields. The city centre, with its impressive Princesshay shopping complex, is within easy reach and there is an excellent range of local amenities available within Exwick itself.

The house is set well back from the road and is approached by a private driveway. It benefits from gas central heating, double glazing, and bright spacious rooms which retain considerable charm and character. The main reception rooms both have attractive working fireplaces while picture rails feature throughout the house. A relatively recent addition is the lovely Sun Lounge which adjoins the family kitchen and which gives access to the gardens. Outside is a large level lawn and a host of established trees and plants. Parking facilities are excellent and include a block of twin single garages.

## AGENTS NOTE

Adjacent to the property is a building plot which is being offered for sale separately. It has detailed planning consent for the construction of a spacious 3 bedroom detached bungalow with a double garage. Further details can be obtained from Drew Pearce.

## ACCOMMODATION

The accommodation with approximate measurements is as follows.

Front door to

### Entrance Lobby

Parquet tiled flooring; picture rail; part glazed door to

### Reception Hall

With stairs rising to the first floor; two radiators; telephone point; picture rail; large walk-in cupboard with shelving and a double glazed window. Additional large cloaks cupboard.

### Lounge

4.88m x 4.01m (16' 0" x 13' 2")



Being a bright dual aspect room with a bay window and double glazing. Open fireplace with an attractive carved wooden surround. Coved ceiling and picture rail; two radiators; television aerial point; door into the garden.

### Dining Room

4.27m x 3.66m (14' 0" x 12' 0")

Double glazed bay window; open fireplace with a carved wooden surround and an attractive tiled hearth; coved ceiling and picture rail; dimmer switch.



### Kitchen/Breakfast Room

7.15m x 3.60m (23' 5" x 11' 10")  
reducing to 2.65m (8' 8")

Fitted with oak base and eye level units; twin bowl stainless steel sink unit with roll edged worktops and tiled splashbacks. This is a spacious dual aspect room with double glazed windows; two radiators; built in cupboards either side of the chimney breast.

### Cloakroom

Handwash basin; low level WC; double glazed window with obscured glass; extractor fan.

### Utility Room

2.0m x 1.23m (6' 7" x 4' 0")

Gas central heating boiler and programmer; roll edge work top with plumbing for an automatic washing machine beneath; Butler sink.

### Sun Lounge

3.86m x 3.33m (12' 8" x 10' 11")

A dual aspect room with doors either side which both give access to the garden. Wall light points; radiator.

Stairs to

### Landing

Hatch to roof space; picture rail; radiator; large double

glazed window with obscured glass. Airing cupboard housing a factory sealed hot water cylinder with an immersion heater and slatted shelving. Further built-in cupboard with shelving.

**Bedroom 1**      **4.89m x 4.01m max (16' 1" x 13' 2")**  
A bright dual aspect room with double glazing and views along the River Exe. Two radiators.

**Bedroom 2**      **3.67m x 2.89m (12' 0" x 9' 6")**  
Double glazed window with views of the Exe; radiator; picture rail; built-in wardrobe.

**Bedroom 3**      **4.53m x 3.07m (14' 10" x 10' 1")**  
A double glazed bay window giving views of the Exe and the adjoining parkland; picture rail; radiator; alcove with shelving.

**Bedroom 4**      **3.62m x 3.32m (11' 11" x 10' 11")**  
A dual aspect room with double glazing; radiator; picture rail.

#### Bathroom

White suite comprising a panelled bath with a shower mixer tap and a tiled surround; Pedestal wash basin with a tiled surround; mirror with a shaver point above; close coupled WC; radiator; two obscured double glazed windows.

#### OUTSIDE

Highfield is approached by its own private driveway which gives access to a tarmac parking and turning area in front of the **GARAGE BLOCK** consisting of twin single garages each with an up and over door.

On the southern side of the house there is a large level lawn with well stocked borders which include a variety of established trees and shrubs. There is also a pond and steps down to a further semi wilderness area with a variety of mature trees which include Beech and Eucalyptus.



To the rear of the house there is a secluded patio with an outside light. On the northern side of the house behind the garage, there is a further patio and an outside tap.

#### TENURE

The house is offered freehold with vacant possession on completion.

#### SERVICES

All mains services are available and there is a gas fired central heating system.

#### COUNCIL TAX BAND

Band F

#### HOME INFORMATION PACK

A Home Information Pack is available and for further information please contact Drew Pearce.

#### DIRECTIONS

From the Exebridges in the centre of Exeter take the A377 signposted towards Crediton. At Exeter St Davids Railway Station proceed along the A377 (Cowley Bridge Road) turning and after a short distance turn left on to Station Road and proceed across the railway crossing and Exebridges into Exwick. At the T junction with Exwick Road turn left and Highfield will be found after a short distance on the right hand side.

#### VIEWING

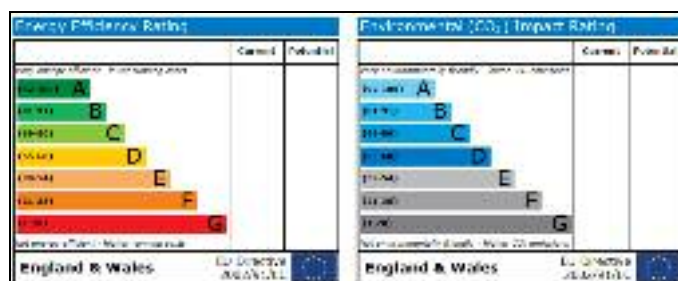
Strictly by prior appointment with the vendor's agents:



For the attention of  
Michael Henderson  
Tel : - 01392 201748

E mail : [residential@drewpearce.co.uk](mailto:residential@drewpearce.co.uk)

#### ENERGY PERFORMANCE GRAPH



Property Ref: 50-1461

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Exeter Office:  
Drew Pearce  
14 Cathedral Close  
Exeter, Devon EX1 1HA  
Tel: 01392 201748  
Fax: 01392 205009  
E-mail: [residential@drewpearce.co.uk](mailto:residential@drewpearce.co.uk)  
[www.drewpearce.co.uk](http://www.drewpearce.co.uk)

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**Floorplan For Illustrative Purposes Only.** Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.