



44 Velwell Road

Exeter, Devon

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A superb five-bedroom townhouse in a highly sought-after location in Exeter

44 Velwell Road offers nearly 2,300 sq ft of light-filled, flexible accommodation arranged over three floors. Finished to a high specification throughout, the property provides an elegant five-bedroom family home with far reaching views over the Hoopern Valley.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDENS & COMMUNAL TENNIS COURT**



**FREEHOLD**



**TOWN**



**2,272 SQ FT**



**ASKING PRICE  
£925,000**

### The property

The reception hall provides a welcoming entrance to the home and leads through to the sitting room which features a fireplace fitted with a woodburning stove and a large bay window allowing for a wealth of natural light. The rear of the property has a spacious kitchen/living area with a large picture window and bi-fold doors to a decked terrace providing fantastic views out over Hoopern Valley. The bespoke kitchen features Siemens integrated appliances, plenty of worktop space and a breakfast bar while there is also space for a large family dining table and a seating area. The ground floor accommodation is completed by a cloakroom. The first floor provides three double bedrooms with fitted storage. One bedroom benefits from an en suite shower room while a family bathroom also serves this floor. The second floor offers two further generous bedrooms including the principal bedroom which enjoys an en suite bathroom and a Juliet balcony, making the most of the far reaching views.

The property benefits from Smart grey aluminium double glazing, underfloor heating throughout the ground floor topped with engineered oak flooring and a Sonos sound system. There is also high speed 80mb broadband, an alarm and CCTV. Eco-friendly aspects have also been

carefully considered and include a rainwater harvester for toilet flushing and solar thermal panels that provide free hot water for most of the summer (from April to September).

### Outside

The property is approached over a low maintenance paved front garden enclosed by low-level walling. Across from the front of the house is a further private garden with a honeycomb driveway leading to a wooden double garage block flanked by raised vegetable beds, fruit trees and borders, all protected by CCTV. There is ample parking on the drive and a further area of potential fruit beds behind the garage. There are solar panels on the garage roof providing electricity. There is also a share in the "Velwell Road communal tennis court" for residents' use which includes a tennis/pickleball court, croquet lawn and a club house. The walled garden to the rear of the house has an "easy turf" area of level lawn bordered by well stocked flowerbeds with a pedestrian gate to the Hoopern Valley and features a raised split level decked terrace providing ideal space for al fresco dining and entertaining.





## Location

44 Velwell Road is situated in a quiet sought after residential street behind Bury Meadow Park, within easy reach of the City Centre. Velwell Road and the surrounding streets are set in a Conservation area and have a very active community, sharing use of the tennis court and organising events. Exeter is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good restaurants and shopping, including John Lewis. Many good schools can be found in Exeter including Exeter School and The Maynard. The University of Exeter is recognised as one of the best universities in the country and is close to the property, offering sports facilities and an outdoor pool. The M5 motorway provides links to the national motorway network, whilst there are regular rail services to London from Exeter St. David's taking just over two hours. Exeter Airport offers an ever increasing number of domestic and international flights.

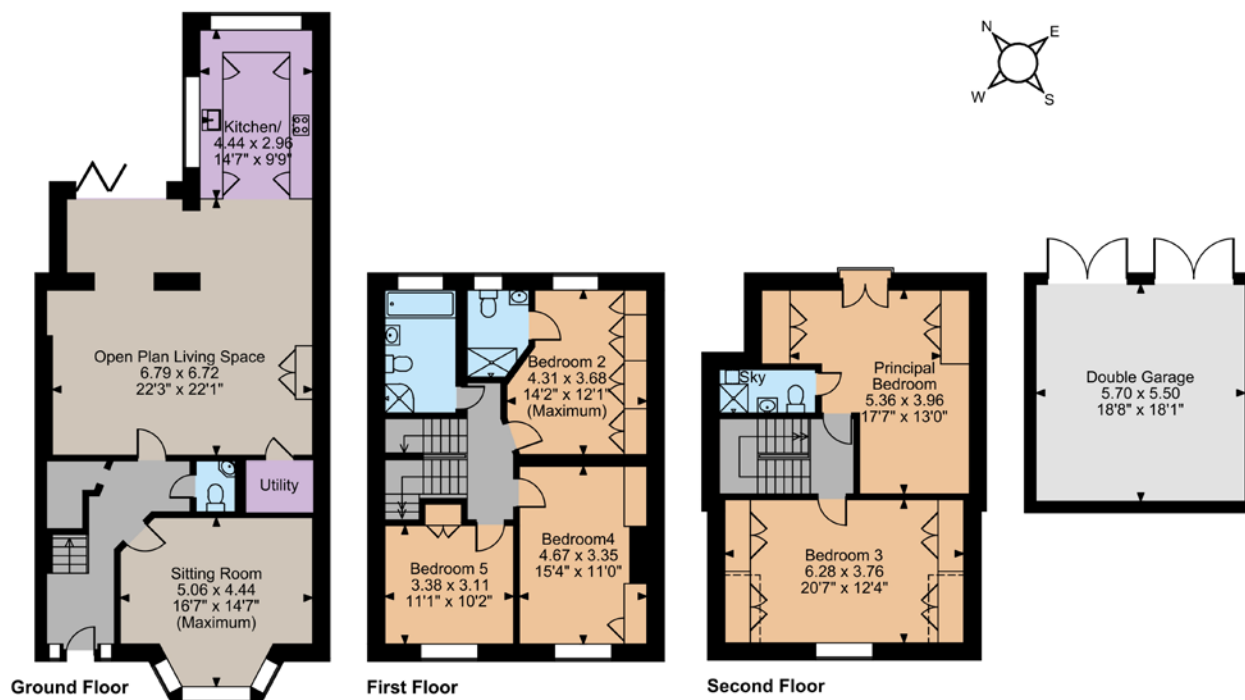
## Distances

- Exeter St Davids Station 0.4 miles
- M5 motorway (Jct 29) 4 miles
- Exeter Airport 6.2 miles

## Nearby Schools

- Exeter Cathedral School
- St. Leonards CofE Primary School
- St Wilfred's School
- Exeter School
- The Maynard School
- Exeter College (Ofsted rated outstanding)
- Exeter University





The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Floorplans

House internal area 2,272 sq ft (211 sq m)

Double garage internal area 337 sq ft (31 sq m)

For identification purposes only.

## Directions

EX4 4LD

what3words: ///fruit.went.dozen

## General

**Local Authority:** Exeter City Council

**Services:** Mains electricity, gas, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** C

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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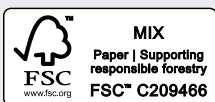
## Exeter

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