



OPEN HOUSE - Saturday 3 August - 10AM -11AM

St Catherines

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New North Road, Taddyforde, Exeter, Devon, EX4 4AG



St Davids Station 0.5 mile
City Centre 0.5 mile

An elegant 1930s detached house in need of modernisation in a favoured part of Exeter

- Ideal family home
- In need of modernisation
- 2,688sq ft of accommodation
- 6 Bedrooms
- 3 Receptions
- Double garage
- South west facing garden
- Conservation Area



SITUATION

The property lies within the Taddyforde Conservation Area near the city's main train station (St Davids) and half a mile from the city centre. The thriving cathedral and university city of Exeter affords a fantastic range of cultural activities, befitting a centre of its importance, including theatres, museum, arts centre and a wealth of fine dining and shopping. The city has two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DESCRIPTION

St Catherines is an elegant property believed to have been built in the 1930s, set in a plot of nearly a fifth of an acre. The property has been a family home for the past 36 years and is now ripe for modernisation. There is a double garage, ample parking and a south west facing garden.

ACCOMMODATION

Covered porch to a spacious entrance hall. Large sitting room with a tiled fireplace and hearth and period decorative ceiling mouldings, this room is particularly light thanks to its triple aspect. The drawing room is at the rear of the property with a bay window overlooking the garden, wooden flooring and a fireplace. The sun room has access to the garden via patio doors, tiled flooring and two stained glass windows. The dining room leads into the kitchen which has plenty of potential, currently fitted with a variety of units and space for a cooker and appliances, pantry and a door to the courtyard. A utility room with a cloakroom under the stairs.

On the first floor, the master bedroom is

situated to the rear of the property, with windows overlooking the garden and views towards the River Exe and beyond to the Exe Valley, this bedroom has an en suite cloakroom, built-in storage and picture rails. Bedroom 2 is at the rear of the property and has built-in storage and a wash basin. It enjoys a dual aspect over the garden with southerly views. Bedroom 3 is a further double bedroom with wash basin. Bedroom 4 is single in size and has a wash basin and shower cubicle. The bathroom has a bath, wash basin, bidet and wc and cupboard. Off the landing is access to loft storage in the eaves.

On the second floor are 2 further bedrooms. Bedroom 5 has triple aspect and built-in storage. Bedroom 6 is situated towards the front of the property with built-in storage and is single in size.

OUTSIDE

There are electric gates leading to the driveway with parking for three vehicles and a double garage (17' x 15'8") with rear access door and electric garage door. To the rear of the property is a pleasant garden laid mainly to lawn with various trees and bordered with hedges and fencing. To the side of the property is a courtyard area with access to the kitchen.

SERVICES

All mains services are connected. Gas-fired central heating.

DIRECTIONS

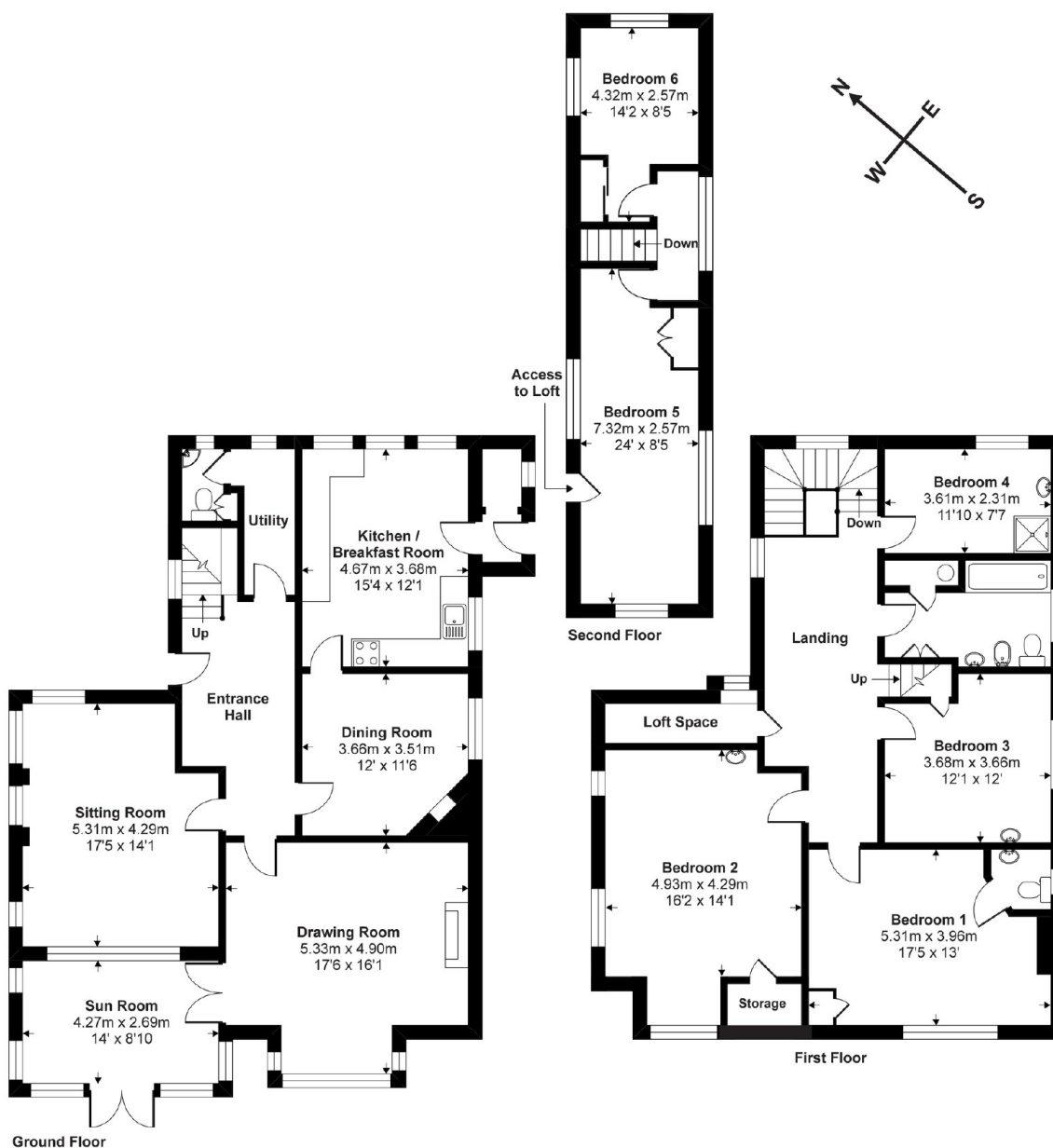
From the city centre, proceed on the B3183 in a north westerly direction passing Exeter College on the left and Streatham Drive on the right. After a few hundred yards, turn left onto Harefield Close and the property can be found immediately on the right.



St Catherines

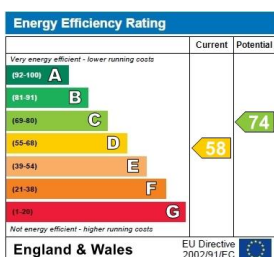
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Approx. Gross Internal Floor Area
251.7 Sq Metres 2710 Sq Ft



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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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