



£275,000

*An impressive 3 bed Victorian terrace  
in a great location for the City centre  
and RD & E Hospital - a real gem!*

- Thoroughly refurbished Victorian terrace
- Attractively presented throughout
- Sitting room, lovely kitchen/dining room
- Three bedrooms (two good doubles)
- Cloakroom & utility area
- Impressive modern bathroom
- Easy to maintain rear garden
- Early viewing is strongly recommended to avoid disappointment

14 Normandy Road,  
Exeter, EX1 2SR

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## Description

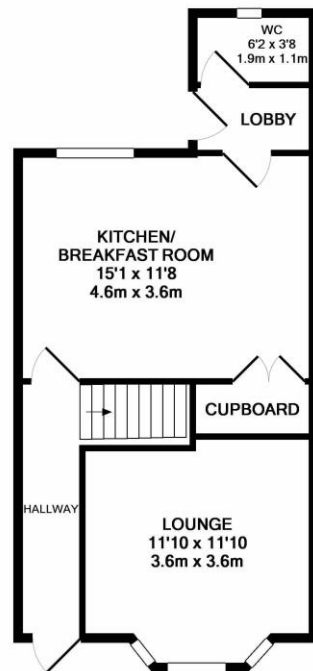
This is an exceptional three-bedroom Victorian terrace, in a great location for access to the City centre and RD & E hospital. The property has been much improved by the current owners and now offers very comfortable and attractively presented accommodation. On the ground floor there is a cosy bay windowed sitting room, a lovely kitchen dining room plus a cloakroom and utility area. Upstairs, there are three bedrooms (two doubles) and an impressive modern bathroom. Outside to the rear is an easy to maintain garden which will enjoys lots of sun.

We feel that this is an exceptional example of its type and early viewing is strongly recommend to avoid disappointment.

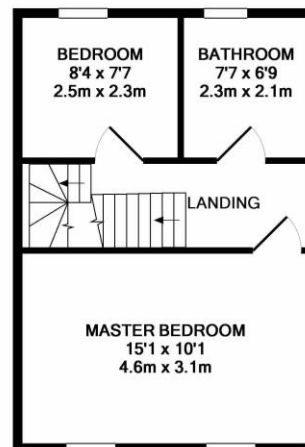


# Location

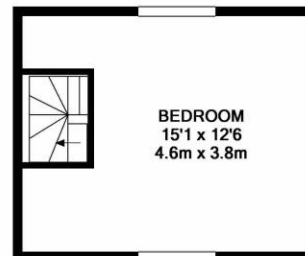
The property enjoys a great position in Heavitree, within walking distance of the City centre and is also particularly convenient for the Royal Devon & Exeter Hospital. Heavitree has an range of shops, convenience stores, public houses and restaurants and is home to one of the city's largest parks. There are regular bus services into the city centre with its wider range of facilities and provides good access to M5, A30 and the A38 Devon Expressway.



GROUND FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 189 SQ.FT.  
(17.6 SQ.M.)

**TENURE**  
Freehold.

**LOCAL AUTHORITY**  
Exeter City Council.

**SERVICES**  
All mains services are available.

**COUNCIL TAX**  
Band B.

**EPC RATING**  
66 - 85.

**REFERENCE**  
10515.



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Silverton  
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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing McKinley White has any authority to make or give any representation or warranty in relation to this property.