



Guide Price £325,000
24 Albert Street, Exeter, Devon, EX1 2BH





A unique three storey terrace house in a quiet location close to the city centre and Belmont Park. The property has been sympathetically modernised with a wealth of character and has an attractive rear courtyard garden.

- Sitting room & separate dining room with a wood burning stove
- Modern kitchen with a built-in oven & hob
- Three good size bedrooms arranged over the first and second floors
- First floor cloakroom and well-appointed bathroom/w.c. with a separate shower
- Gas central heating & extensive double glazing
- Many fine period features
- Delightful enclosed rear courtyard garden with a useful outside store
- Residents parking area
- EPC = D
- Council Tax = C

Worth viewing because...

Located on a quiet street in the heart of Exeter, Albert Street is a spacious and characterful period home arranged over three floors, offering well-proportioned rooms, tasteful modern updates, and a delightful, enclosed courtyard garden with a useful store housing the energy efficient gas condensing combination boiler supplying central heating & hot water. The property would make an excellent permanent home or investment property.

In more detail...

The accommodation is flexible and would suit either a family or those looking for an investment property close the city centre as well as the university and hospital. The property is arranged over three floors and has been beautifully renovated by its present owner retaining much of its original character combining modern day living. The front door leads to an open reception leading to the dining room and with a door to the sitting room. The dining room has a feature stone fireplace with a wood burning stove and door leading out the rear courtyard garden. Open plan access is then enjoyed to the kitchen which has a range of modern units with a gas hob and fan assisted electric oven. A fine staircase then rises to the first floor where a landing leads to a useful cloakroom, double bedroom and a spacious well appointed four-piece

bathroom/w.c. with a separate shower. The second floor landing has a further staircase rising to a large roof area with extensive views over the city. Please note this has no planning consent to be used as a roof garden. Also on the second floor are two further generous size bedrooms. Other features include extensive double glazing and residents on street parking.

Location...

Situated in the vibrant heart of Exeter, 24 Albert Street enjoys a prime position just a short walk, less than a mile, from the city centre, placing a wide range of shops, restaurants, and cultural attractions within easy reach. The property is ideally located for families, with several well-regarded primary and secondary schools nearby, including St Sidwell's CE Primary and Exeter School. Belmont Park, a much-loved green space perfect for families and dog walkers alike, is just around the corner, offering playgrounds, sports facilities, and a relaxed community atmosphere. Excellent transport links further enhance the home's appeal: Exeter Central Station is within walking distance, providing regular rail services, while local bus routes and main road access connect effortlessly to surrounding areas. Combining a central location with access to green spaces and strong schooling options this really is well positioned for both convenience as well as lifestyle.

Directions

What3words puns. purely. hint

Room sizes

Sitting room: 3.75 x 2.67

Dining room: 4.77 x 2.90 maximum measurements including the stairs area.

Kitchen: 2.72 x 1.54

Cloakroom: 1.06 x 0.80

Bedroom 1: 4.80 x 2.87

Bathroom/w.c.: 2.92 x 2.87 maximum measurements.

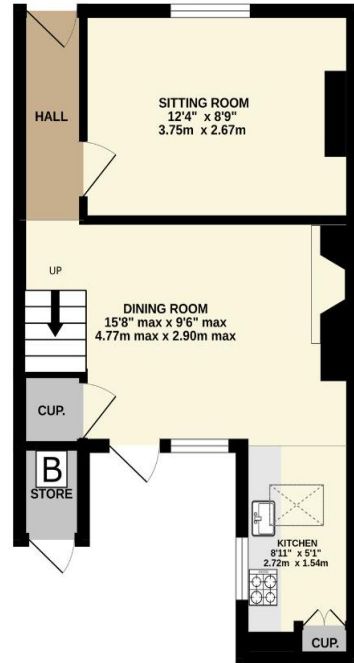
Bedroom 2: 4.47 x 3.37

Bedroom 3: 3.07 x 2.55

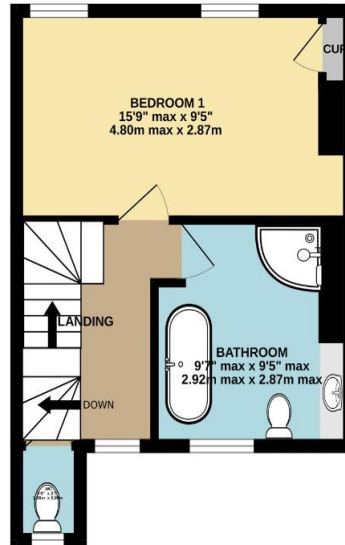
Services: All mains services are connected.



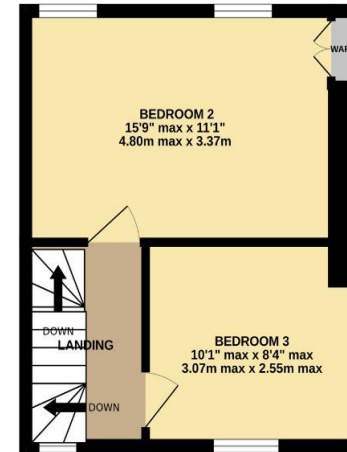
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

