

HONITON ROAD

EXETER, EX1 3EP

Robert Williams

SALES | LETTINGS | AUCTIONS


“A unique property offering a huge amount of quality accommodation and great flexibility for different uses”.

HONITON ROAD

EXETER, EX1 3EP

Bridgeside House is an impressive and highly versatile modern detached residence, offering approximately 4,700 sq ft of beautifully presented accommodation arranged over four floors. The property combines a substantial six-bedroom family home with a self-contained, and interconnected, three-bedroom lower ground floor apartment, creating an exceptional opportunity for multi-generational living, for purchasers seeking a home with an established income-generating asset, or for an investor looking to create a high quality HMO.

THE PROPERTY

The house provides exceptionally spacious and flexible accommodation. The principal ground floor is centred around an outstanding open-plan kitchen, dining and family room, a superb space ideally suited to modern family life and entertaining. The contemporary fitted kitchen incorporates extensive storage, work surfaces and integrated appliances, while bi-folding doors open directly onto the rear patio and garden. A connected sitting room provides another spacious reception space, while a study, utility room and WC complete this floor.

The first floor provides four generous double bedrooms, three of which are en-suite and all of which include built in wardrobes. There is also a large family bathroom, and therefore each bedroom can benefit from it's own bathroom. The second floor comprises two particularly impressive bedrooms, both en-suite and of excellent proportions with space for sitting areas. For HMO purposes, kitchenettes could be added to create lovely self-contained studios.

The lower ground floor has been thoughtfully converted to form a self-contained three-bedroom apartment. The accommodation includes its own spacious open-plan kitchen/sitting/dining room and three bedrooms, each with their own en-suite shower room. With a separate entrance at the front of the property as well an internal staircase to the first floor, the apartment can be either be integrated within or operate independently from the main house. Currently used as successful short-term rental accommodation, the apartment provides an established income stream while retaining the option of being used for relatives, guests or other ancillary accommodation.









OUTSIDE

Outside, the rear garden is a good size for a property offering this level of accommodation, with a paved patio immediately adjoining the house providing an excellent space for outdoor dining and entertaining, leading up to a further enclosed garden area, laid with low maintenance artificial lawn. To the front is parking for two cars and to the rear, beyond the garden is space for a further five.

Further practical and energy-conscious features include underfloor heating, solar panels, an EV charging point and air-conditioning serving five of the bedrooms. A sprinkler system and emergency lighting system has also been installed throughout the property, which is particularly useful if creating a compliant HMO.

THE LOCATION

Honiton Road is one of Exeter's principal eastern routes and is particularly well placed for access to the city centre, major employment areas and transport connections. The property is conveniently situated for everyday amenities and offers straightforward access towards Exeter city centre as well as the major road network.
The location is particularly convenient for the M5 motorway and A30, making the property well placed for travel both around Exeter and further afield. Exeter's wide range of shopping, leisure, educational and employment facilities are readily accessible, while the city also benefits from excellent rail connections to London and other major centres.

9	bedrooms	9	bathrooms
3	receptions	7	car spaces

Local Authority: Exeter City Council
Council Tax Band: G
Tenure: Freehold
Heating: Gas Central Heating
Services: Mains water and drainage
Energy Efficiency Rating: B













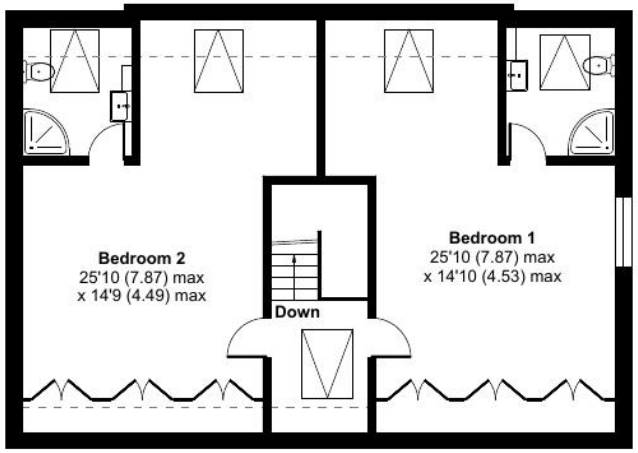


Honiton Road, Exeter, EX1

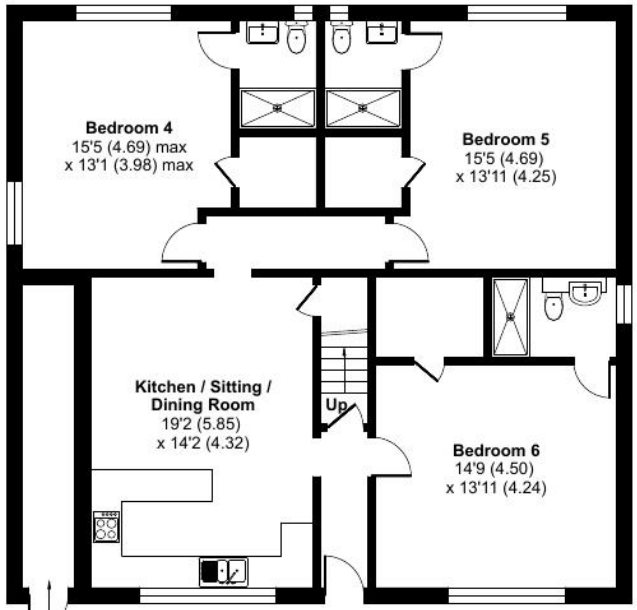
Approximate Area = 4714 sq ft / 437.9 sq m
Limited Use Area(s) = 102 sq ft / 9.4 sq m
Outbuilding = 62 sq ft / 5.7 sq m
Total = 4878 sq ft / 453 sq m
For identification only - Not to scale

Denotes restricted head height

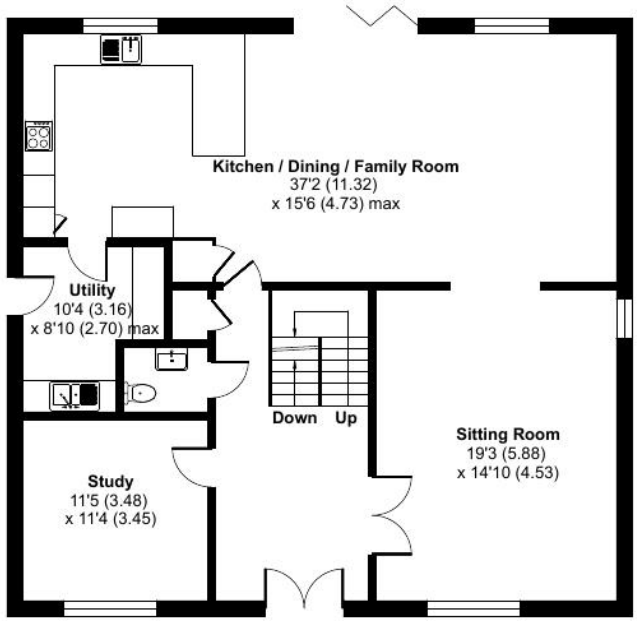




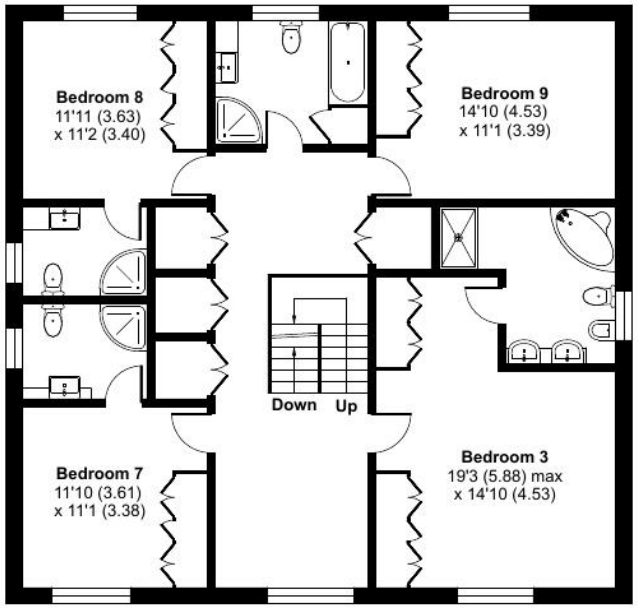
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.