



53 Blackboy Road







53 Blackboy Road,

Exeter, Devon, EX4 6TB

Exeter Central (1.2 miles), Exeter St. David's (1.6 miles)

An elegant and substantial six-bedroom period family home, offering nearly 3,000 sq ft of accommodation with a large double garage, mature garden and a highly convenient central Exeter setting

- No chain
- Three reception rooms
- Large double garage
- Refurbished bathrooms
- Council Tax Band: F
- Six bedrooms
- Nearly 3,000 sq ft total
- Mature rear garden
- Excellent central location
- Freehold

Guide Price £700,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

53 Blackboy Road occupies a highly convenient position within easy reach of Exeter city centre. The property is well placed for the city's excellent range of shops, cafes, restaurants, schools and cultural amenities, while offering a level of space, garden and garaging rarely found so close to the centre.

The immediate area is well served by local amenities, including a nearby pub, restaurant and bus stop, making day-to-day living particularly convenient. The High Street, Princesshay, Exeter Cathedral, Southernhay and the historic Quayside are all readily accessible.

Exeter is a thriving cathedral and university city, known for its blend of historic architecture, independent businesses and modern facilities. Exeter Central and St David's stations provide rail services locally, regionally and nationally, while the M5, A30 and international airport offer further transport connections.

DESCRIPTION

53 Blackboy Road is an impressive period residence arranged over three floors, extending to approximately 2,663 sq ft, with a further double garage of approximately 307 sq ft, giving a total of around 2,970 sq ft.

The property has a graceful and well-balanced feel, with generous room proportions, high ceilings, large windows and attractive period detailing throughout. The elegant panelled internal doors are a particularly charming feature, adding to the sense of heritage and craftsmanship within the home. Timber flooring, decorative detailing and well-scaled reception rooms further enhance its character.

Modern improvements, including refurbished bathrooms, sit comfortably alongside the property's period features, creating a practical and appealing family home. With three reception rooms, six bedrooms, a mature rear garden and substantial garaging, the house offers remarkable versatility in such a central Exeter location.





ACCOMMODATION

The ground floor is arranged around a welcoming entrance hall, from which the principal rooms are accessed. To the front is a generous sitting room, with large windows, timber flooring and attractive proportions. A separate dining room provides an excellent formal entertaining space, with glazed doors opening to the front garden.

The kitchen is positioned towards the rear of the house and is fitted with a range of units, with access through to a useful utility room. An adjoining breakfast room created an informal everyday dining area, while a ground floor WC adds further practicality.

On the first floor, there are four bedrooms. The principal bedroom is a generous double and benefits from an adjoining dressing room. Three further bedrooms are served by a refurbished bathroom and a modern shower room.

The second floor provides two additional bedrooms, both well suited to teenagers, visiting guests, hobbies or home working. This upper level adds further flexibility and makes the property particularly well suited to larger households.

OUTSIDE

The rear garden is a notable feature, providing a mature and private outdoor space within close read of the city centre. It is arranged with paved seating areas, lawn, established planting and trees, creating an attractive setting for outdoor dining, entertaining or family use.

To the rear is a large double garage with newly fitted electric doors, offering excellent parking, storage or workshop potential. This is a significant advantage for a property in such a central position.

SERVICES

Utilities: mains drainage, gas, electricity and water

Heating: Gas central heating

EPC: D(66)

Conservation area

EE, Three, Vodafone and O2 mobile network available (Ofcom)

Standard, Superfast and Ultrafast broadband available (Ofcom)

AGENTS NOTE

The vendor has advised that there is a Flying freehold relating to the bathroom. Part of which was built over 53A in 1951. Please speak to agent for further information.



Approximate Area = 2663 sq ft / 247.4 sq m
Garage = 307 sq ft / 28.5 sq m
Total = 2970 sq ft / 275.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Stags. REF: 1451741



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



