

Little Johns Cross Hill

Exeter, Devon, EX2 9PJ

Guide Price £425,000

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Description

A rare opportunity to acquire this spacious three-bedroom detached bungalow, set within beautifully maintained gardens in the highly sought-after area of Higher St Thomas. Occupying a generous plot, the property offers well-proportioned accommodation throughout and excellent potential to create a wonderful home in one of Exeter's most desirable locations.

The welcoming entrance hall leads to a bright and spacious living room with sliding doors opening into a generous conservatory overlooking the beautifully maintained rear garden—an ideal space for relaxing or entertaining. The fitted kitchen offers ample storage and direct access to the conservatory, while the bungalow also provides three well-proportioned bedrooms and a practical wet room. Bedroom three has internal access to the garage, making it equally suited as a home office or hobby room. Outside, the immaculate gardens are a true highlight, with manicured lawns, mature planting, colourful borders, a pond, and a timber shed. Further benefits include driveway parking, an attached garage and a convenient location close to local shops, bus routes, a popular pub and excellent commuter links. Offering generous accommodation, beautiful gardens and excellent potential, this is a rare opportunity in sought-after Higher St Thomas.

Location

St Thomas is a popular suburb on the western bank of the River Exe, just a short walk from Exeter city centre via Exe Bridges. It boasts great local amenities—shops, cafés, pubs, parks, and a sports centre with a pool.

Ideal for families, it has three primary schools and the respected Westexe Community College. Commuters benefit from easy access to the M5, A30, A38, and nearby Exeter St Davids station with mainline rail links.

With the historic quayside and city centre close by, St Thomas offers both convenience and a high quality of life.





Directions

What3Words: https://what3words.com/loops.ample.flight

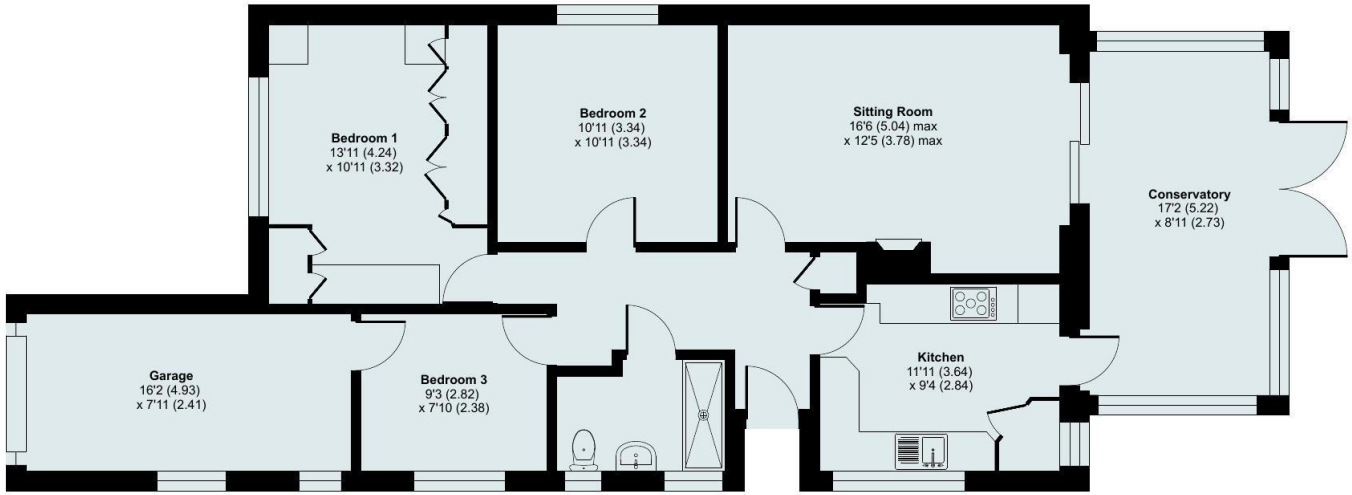


Material Information

- EPC Rating: D
- Tenure: Freehold
- Local Authority: Exeter City Council
- Area: Conservation area
- Council Tax Band: D
- Rights and Restrictions: TBC
- Mains: - Water, electric, gas
- Drainage: Septic Tank
- Heating: Gas Central Heating
- Parking: Garage, Driveway

Little Johns Cross Hill, Exeter, Devon

Approximate Area = 1000 sq ft / 92.9 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 1126 sq ft / 104.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1502780

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