



3 Northernhay Square

Exeter, EX4 3ES

This spacious and very charming three storey period residence comes with 4 double bedrooms and offers an exciting opportunity for the discerning buyer to acquire a property of special historical interest lying just off the city centre. Northernhay, meaning northern enclosure, is an area of the city centre steeped in history encompassing Northernhay Street, Northernhay Square and Northernhay Gardens which is believed to be the oldest public park in the country, dating back as far as 1612.

As you enter the house you are immediately struck by the abundant character and period elegance, the high ceilings and bay windows worthy of particular mention. The property has been in the same ownership for almost 50 years and offers new buyers the opportunity to sympathetically modernise, refurbish and restore this much loved family home into a stunning city centre gem. The property stands in a corner position at the far end of the square with sunny front patio and a completely walled and private rear courtyard providing the ideal environment for 'alfresco style' eating and entertaining. We understand that it is possible to occasionally park in the square although the parking is not allocated. Residents' permit parking options are available in the area and Northernhay Street Car Park (pay & display) lies just 200 yards away.

Strong interest is anticipated from those seeking a well placed investment property for the rental market or a stylish tucked away home for professional people seeking the city-esque lifestyle just moments from Exeter Central train station, the high street shops, Cathedral, Exeter's prime business district and Law Courts in Southernhay, pubs and multicultural eateries. The property is also within comfortable walking distance of the hospitals, St David's station, Exeter's vibrant maritime quayside and Exeter University. St Luke's Campus is located on the east side of the city centre and Streatham Campus across to the north-west.

Guide Price £375,000

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- MOTIVATED SELLER, REDUCED TO SELL!
 - 2 Reception Rooms
 - Bath/Shower Room WC (4 piece suite)
 - Permit Parking in Surrounding Area
- NO ONWARD CHAIN
 - Kitchen (opens to walled courtyard)
 - Separate WC (1st floor), Gas Central Heating
- Reception Hall
 - 4 Double Bedrooms
 - Front Patio and Rear Courtyard Garden

Reception Hall

Lounge

15'8" x 13'5" (4.78m x 4.09m)

Dining Room

13'6" x 11'6" (4.14m x 3.52m)

Kitchen

11'1" x 7'8" (3.38m x 2.36m)

Landing

Bedroom 1

13'6" x 12'1" (4.13m x 3.69m)

Bedroom 2

13'1" x 11'11" (4.00m x 3.65m)

Bathroom

13'5" x 6'3" (4.10m x 1.93m)

Separate WC

Landing

Bedroom 3

13'5" x 11'8" (4.09m x 3.56m)

Bedroom 4

13'5" x 9'5" into bay (4.11m x 2.89m into bay)

Rear Courtyard Garden

Parking



Directions





Floor Plan



Total area: approx. 126.8 sq. metres (1364.5 sq. feet)
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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