



7 Victory House



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Dean Clarke Gardens, Exeter, Devon, EX2 4AA

Located in the heart of the city, an attractive period building used as an office with planning granted for a 3 bedroom terrace house with courtyard garden and parking.

- Central location
- Planning permission for a 3 bedroom home
- Courtyard garden
- Off road parking space
- Open plan living
- No onward chain
- Walking distance to various amenities
- Council Tax band: To be banded
- EPC: To be confirmed
- Freehold

Guide Price £375,000

SITUATION

Victory House is situated in Southernhay, a short walk to the city centre and nearby to St Leonards which is widely, and understandably, regarded as the most favoured residential area of the city. The property is conveniently positioned within walking distance of the local facilities, which are mainly independently owned shops and services, including greengrocers, wine shop and deli, as well as cafes, public houses and restaurants. Exeter's city centre affords a fantastic range of amenities, including sporting and leisure facilities and a wealth of excellent shops and restaurants.



DESCRIPTION

Victory House is an attractive period building believed to have originally been part of one of the hospitals in the city. It has been converted into a mix of commercial and residential properties. and more recently, the building has been used as an office with parking although planning permission has been granted for a change of use into a family home - planning application 23/1021/FUL. Plans show an open plan living space incorporating a sitting room/kitchen/dining space and study on the ground floor and on the first floor, are 3 bedrooms and a shower room although there is scope for this to be changed subject to the usual planning consents.

OUTSIDE

To the rear is a good sized courtyard garden and to the front a private parking space for one car.

SERVICES

Current Council Tax: To be banded

Utilities: Mains electricity, drainage water and telephone.

Heating: Gas central heating

Tenure: Freehold

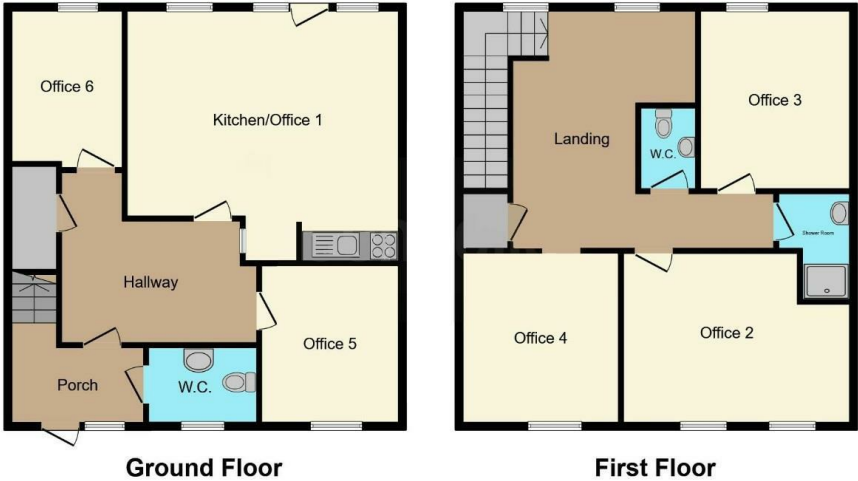
Standard and ultrafast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From the Stags office on Southernhay, turn left and continue along turning left and on reaching Southerhay East turn right. Take the next turning on the left into Southerhay Gardens and then first right where Victory House is found at the end.



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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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		

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