



**ROBERT  
WILLIAMS**

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**£250,000**

Leasehold (999years from 2007)

First Floor Maisonette,

6 Silver Terrace

Exeter

Devon

EX4 4JE

## First Floor Maisonette, 6 Silver Terrace

A newly refurbished, beautifully presented and particularly spacious, 3 bed maisonette in an ideal location close to the city centre. Occupying the top two floors of a lovely Grade II listed building in Silver Terrace, the maisonette offers the perfect blend of modern convenient with genuine period style.



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## The situation...

Located just off of Richmond Rd, close to the top of Queen Street and the clock tower, the maisonette enjoys a wonderfully convenient spot. With travel close by (Central station is just 350m away, while St David's is only 750m), along with the city's myriad of leisure facilities, shops and restaurants on the doorstep (the Royal Albert Memorial Museum is around 500m away, for example), it is the perfect property for the self-confessed city dweller. All distance are approximate.



*The accommodation, with approximate measurements only, comprises :-*

**Communal entrance and hallway with stairs to the Maisonette - ,Kitchen breakfast room - 13' 9" x 10' 10" (4.19m x 3.30m),Sitting room - 15' 2" x 13' 11" (4.62m x 4.24m),Separate WC - ,Bedroom 1 - 13' 8" x 10' 11" (4.16m x 3.32m),Bedroom 2 - 14' 4" x 8' 5" (4.37m x 2.56m),Bedroom 3 - 10' 4" x 7' 6" (3.15m x 2.28m),Shower room / WC**

# Key Points

## TYPE

First/second floor maisonette

## BEDROOMS

3 Bedrooms

## COUNCIL TAX BAND

Band B

## EPC RATING

Not required (listed building)

# The Property...

Internally, the maisonette has recently been extensively refurbished. In addition to complete redecoration and new flooring throughout, it now boasts a superb contemporary kitchen/breakfast room, with built in appliances such as fridge/freezer, cooker, washing machine and dishwasher, a large sitting room with some lovely period cupboards and fireplace, a separate toilet, a shower room / WC and three good sized bedrooms.

There are plenty of period features throughout, including some lovely stair rails, banisters, doors and fireplaces, which combine with modern features such as gas central heating to make the maisonette the perfect combination of contemporary living and genuine period style.



# Time to find out more...

Call: 01392 204800

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View the full **interactive video tour**, **download the sales brochure** or **book a viewing** by typing the following link into your web browser :

<http://tinyurl.com/y8eaxjcg>

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The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.