



NORTHERNHAY SQUARE

EXETER, EX4 3ES



Robert Williams

SALES | LETTINGS | AUCTIONS

“Elegant & spacious 3 bedroom town house with fabulous walled courtyard garden located in a quiet city centre square”.



NORTHERNHAY SQ

EXETER, EX4 3ES

A spacious and immaculately presented three storey period town house with delightful courtyard garden ideally located in this unique city centre square. The property is being sold with no ongoing chain.

- STUNNING PERIOD PROPERTY
- DELIGHTFUL REAR COURTYARD GARDEN
- DESIRABLE & QUIET CITY LOCATION
- ENSUITE TO MAIN BEDROOM
- NO ONWARD CHAIN.

The PROPERTY

Located in the heart of Exeter city centre in a quiet square this wonderful three bedroom period town house is set over three storeys.

On entering the house from the hallway there are two reception rooms both full of period charm, the sitting room/snug with open fireplace and the dining room with log burner.

The latter leads through to the kitchen with matching eye and base level units that leads through to the welcoming Sun room with double doors opening onto the walled courtyard garden, this area really does provide a tranquil oasis.

On the mid landing is a separate WC and on the first floor is two bedrooms, the main with a recently created ensuite shower room.

To the second floor is one further double bedroom and the extensive family bathroom with a luxurious four piece white suite featuring a wonderful free standing roll top bath and separate shower.

Features within the internal accommodation include Marble tiled flooring & hearths, bay windows, sash windows plus original fireplaces, doors and flooring.

Vendors note- There is potential to park on Northernhay Square though consideration for other residents will be required. Residents are entitled to purchase substantially reduced season tickets for two local short stay car parks. Further information can be obtained from the Robert Williams branch





THE LOCATION

Enjoying an extremely convenient City centre location in this highly sought after residential area, being very close to: the High Street and Exeter's fashionable 'cafe culture' with shops and restaurants just a short walk away. Also close at hand are: the award winning Princesshay retail/leisure complex, the elegant tree-lined business district of Southernhay, Northernhay Pleasure Gardens, the mainline railway stations of St Davids and Central, Exeter University and Exeter College.

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

DIRECTIONS

From the city centre heads towards Central Station on Queen St, almost opposite the station and the entrance to Northernhay Gardens turn left onto Northerhay Street, head down the hill and a short distance down Northernhay Square will found on the right hand side and this property is in the far left corner of the small square.



3		bedrooms	2		bathrooms
2		receptions	0		car spaces

Local Authority: Exeter City Council

Council Tax Band: D

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: E



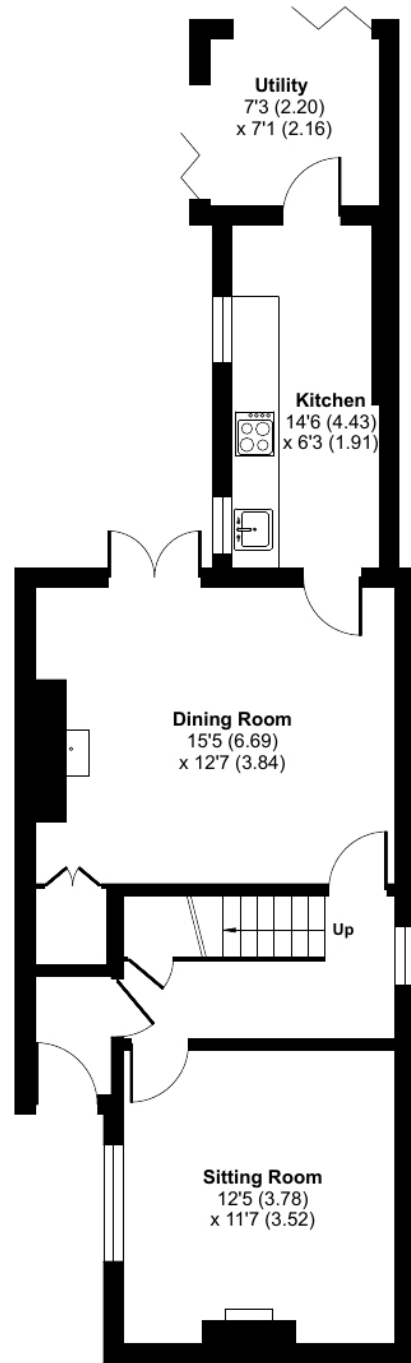




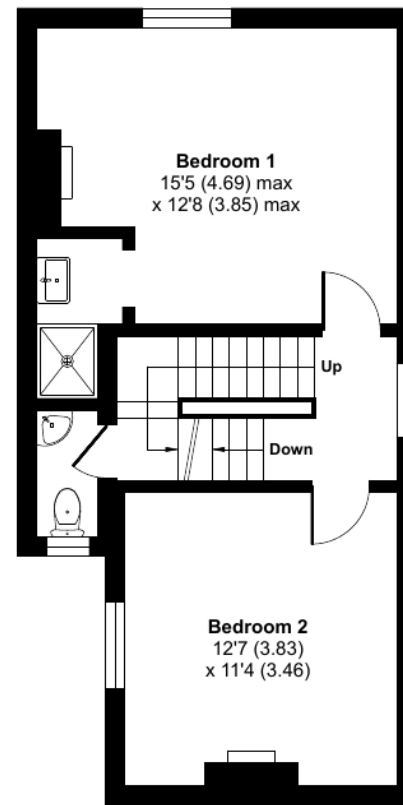
Northernhay Square, Exeter, EX4

Approximate Area = 1408 sq ft / 130 sq m

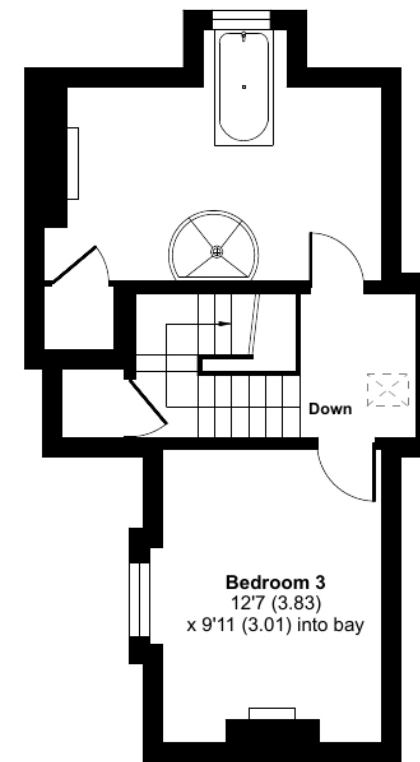
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GROUND FLOOR



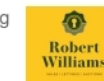
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chemcom 2024. Produced for Robert Williams Ltd. REF: 1182615





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.