



East of 
ESTATE AGENTS

Silver Terrace
Exeter City Centre £500,000

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An impressive Georgian Town House located in 'Little Silver' right in the very heart of the city. This property is ideally located within a short walking distance to the city centre, along with Central Station, St David's Station and Hele Road college. Set over three storeys this commanding property has been divided to form a single bedroom ground floor flat, with a three bedroom maisonette located to the first and second floors. Sold as a single unit, this property could make an ideal investment property or be reunified to create a spectacular family home.

Georgian Town House | Mid Terrace

| 1 Bed Ground Floor Flat

| Including Spacious Bedroom | Lounge Diner

| Galley Kitchen | Shower Room

| 3 Bed Maisonette Flat

| Including Large Open Planned Lounge Diner

| Three Bedrooms | Spacious Kitchen

| Shower Room | Subdivided Rear Garden

APPROACH

Silver Terrace is Located just a stones throw from the historic clock tower in the elegantly named area of 'Little Silver'. Follow along Richmond Road and just beyond the car park is Silver Terrace a magnificent white terrace of properties. The property is approached by pedestrian access along the front of the terrace and is set back behind a low privet hedge with an iron gate to the front.

COMMUNAL ENTRANCE HALL

Entering into the property, a communal entrance hall gives access to the right to the ground floor flat and beyond to the upper apartment.

GROUND FLOOR FLAT

LOUNGE/DINER 3.97m by 3.11m

A small entrance lobby opens into the spacious lounge diner with a large sash window which looks out to the rear garden. Storage



cupboards are built into the chimney sides and further located below the stair case.

BEDROOM 4.08m by 3.65m

To the front of the property is a generous bedroom with built-in wardrobe and a large window out to the front garden.

KITCHEN 2.65m by 1.80m

To the rear a galley kitchen has been fitted with a range of white and wood effect wall and base units with inset drainer sink. A small hall beyond gives access to the rear garden and bathroom.

BATHROOM 1.8m by 1.90m

The bathroom has been fitted with a white W.C and basin with a corner shower cubicle and finished with black marble effect wall boards.

MAISONETTE FLAT

ENTRANCE HALL & LANDINGS

The ground floor access to the maisonette flat also provides access to the rear garden. Below the stairs to the first floor is a storage cupboard and the staircase winds up to the first and second floor.

BATHROOM 1.72m by 1.60m

Located to the turn of the stairs, the bathroom has been fitted with a white W.C and basin with a corner shower cubicle and finished with a range of cream wall tiles.

LOUNGE/DINER 5.08m by 4.21m

This magnificent room retains all the character you would expect from a property of this period, with a pair of grand Georgian windows to the front, beautiful coving around the ceilings and an impressive central ceiling rose.

KITCHEN 4.29m by 3.50m

The spacious kitchen has been open planned off from the reception room and has been fitted with a range of wood effect wall and base units topped with a granite effect work top with inset drainer sink and finished with a range of blue and white chequered wall tiles.

BEDROOM 3 4.21m by 2.31m

First off the second floor landing is bedroom three. Naturally the smaller of the rooms though is a generous single room.

BEDROOM 2 4.21m by 2.68m

Next along is bedroom two which is of good proportions with a built-in wardrobe and commanding views out over the city.

BEDROOM 1 4.27m by 3.31m

Located to the rear of the property, bedroom one is a generous double room that looks out over the rear of the garden.

GARDEN

The rear garden has been divided up to apportion a section to each apartment with a lean-to shed located to the rear of apartment two's garden.

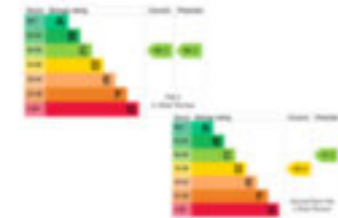
Parking

Residents' permit parking is available on Richmond Road as well as the adjoining car park.





TOTAL FLOOR AREA: 1445 sq.ft. (134.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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East of **EXE**

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.