



## Lower North Street

Exeter, EX4 3ET

Asking Price £120,000



Are you looking for what could potentially be an amazing investment or possibly your first steps on the property ladder....

This small but perfectly formed property offers everything you could possibly need.



Hallway 3'11" x 5'11" (1.20m x 1.82m )

From the communal hallway the entrance for this property is on your left, door to the lounge/ kitchen/ diner.

Lounge/ Kitchen/Diner 15'2" widest x 11'8" widest (4.63m widest x 3.56m widest )

Kitchen area, high and low level cupboards, roll top worksurfaces, space for an electric cooker, washing machine and fridge freezer, three windows to the front aspect, space for a small table and chairs.

Lounge area, built in storage cupboards, three windows to the front aspect, door to the bedroom.

Bedroom 10'4" x 7'5" (3.16m x 2.28m)

Large window to the rear aspect, sliding door to the bathroom.

Bathroom 10'3" x 4'4" (3.13m x 1.34m )

Good sized walk in shower, tiled floor, heated towel rail, hand basin, low level WC, alcove storage area, extractor.

Communal area

From the street the property is accessed by the communal front door, this leads you to the communal hallway in turn via the front door of the property you enter the property hallway.

Situated in the city centre with in easy walking distance of all the shops, restaurants and so very much more, close to the river and university it could potentially be perfectly situated.

The property briefly comprises of a lounge/ kitchen/ dining area, bedroom and bathroom located on the ground floor of a converted building with in the vicinity of Exeter's famous Iron bridge.

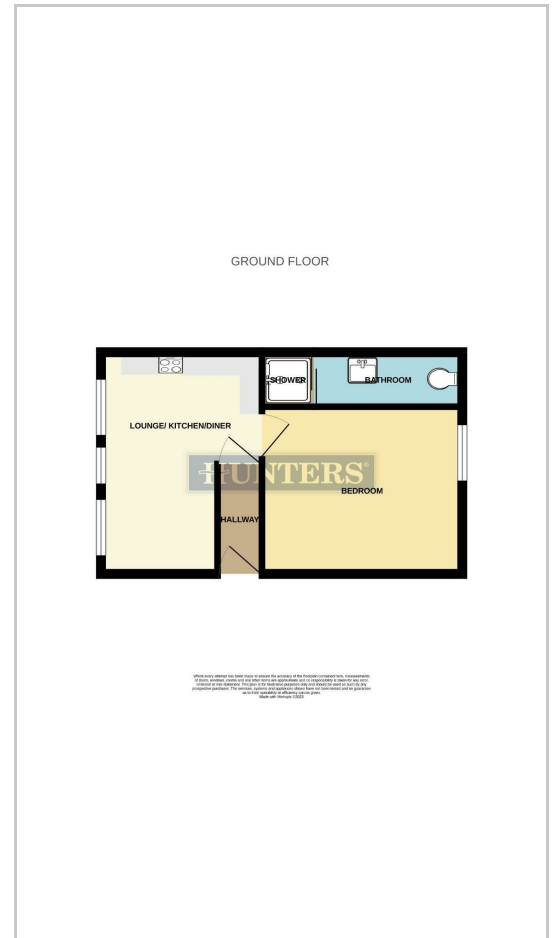
Grade listed location Location

- Small but perfectly formed
- City centre location
- Good transport links
- Within walking distance to the river and university
- Modern kitchen
- Modern bathroom
- Close to local amenities

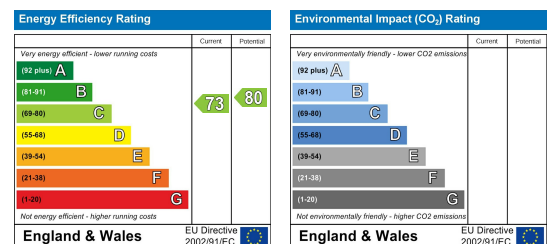
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

58 South Street, Exeter, Devon, EX1 1EE

Tel: 01392 340130 Email: [exeter@hunters.com](mailto:exeter@hunters.com) <https://www.hunters.com>