



SOUTHGATE

ESTATES

17 Melbourne Street,
Exeter, Devon, EX2 4AU
£450,000 Guide Price





3/4 Bedrooms, Georgian Townhouse, Period Features, Spacious Accommodation, South-East Facing Garden, Highly Sought-After Area



This gorgeous Georgian townhouse is ideally located in the highly sought-after St Leonard's area of Exeter, close to the historic Quayside and the city centre. Situated amongst many similarly characterful buildings along the attractive Melbourne Street, the beautiful property affords many period features and plenty of charm throughout. To the rear, the South-East facing courtyard garden has rear pedestrian access and space for a garden shed.

Internally, the spacious living accommodation is bright and airy and well laid-out over the property's four floors. To the ground floor, there is a reception room and a well equipped modern kitchen. From this floor, stairs rise to the upper floors, where there are three well-proportioned bedrooms and a family bathroom. On the lower ground floor is a large living room which includes an exposed-brick fireplace and a door leads out to the garden.



With the benefit of no onward chain, this lovely family home is not to be missed and we highly recommend internal viewing.

Entrance Vestibule & Hallway The front door opens to the entrance vestibule which incorporates wooden floorboards, a fitted doormat and partial wood panelled walls. A further period wooden door opens to the hallway which includes, decorative coving and corbels. Stairs lead to the first floor and access is provided to the dining room and kitchen.

Kitchen 13' 4" x 11' 7" (4.07m x 3.53m) to rear of stairs A good-sized kitchen comprising a range of matching wall and base units with solid wood worktops and cream shaker style doors, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Space is provided for an oven with an extractor hood over, and a dishwasher. Additionally, there is a Georgian style sash window to the rear aspect overlooking the garden.

Dining Room / Bedroom 4 10' 9" x 10' 2" (3.28m x 3.1m) A pleasant room, offering the potential to be used as a reception room, study or fourth bedroom. There is a sash window to the front aspect, decorative coving, a radiator, and a fireplace surround with a built-in cupboard into the alcove.

Living Room 21' 4" x 12' 2" narrowing to 10' 10" (6.51m x 3.71m) Originally two separate rooms, this spacious open-plan reception room is complemented by an exposed brick chimney breast with built-in cupboards to the alcoves, one housing the modern Ideal combination boiler with space below for a washing machine. There is a further built-in cupboard under the stairs, a wood-burner and a cupboard housing the electric meter. Plenty of natural light is provided by windows at both the front and rear aspects and a glazed wooden door leads out to the rear courtyard garden,

Stairs & Landing Stairs rise to the first floor landing with doors to the bathroom and master bedroom. A further set of stairs rises to the second floor which provides a window to the rear and doors to the remaining two bedrooms.





Bedroom 1 13' 3" x 10' 6" (4.04m x 3.2m) A well-proportioned double bedroom enjoying a cast-iron fireplace with fitted shelving and cupboards into the alcoves, decorative coving and a sash window to the front aspect.



Bathroom 11' 6" x 8' 2" (3.51m x 2.48m) Comprising a bath with a tiled surround, mixer tap and a Mira shower over, a close-coupled WC and a pedestal wash basin with a tiled splashback. There is also, spotlighting, wood panelling to the walls, an extractor fan and a cast-iron fireplace with a built-in storage cupboard into the alcove. A sash window faces the rear aspect.

Bedroom 2 13' 2" x 11' 0" (4.02m x 3.35m) A further good-sized double bedroom benefitting from a cast-iron fireplace and a sash window to the front aspect.

Bedroom 3 11' 7" x 7' 11" (3.54m x 2.42m) The final bedroom has the advantage of a cast-iron fireplace and a sash window to the rear aspect.



Garden The delightful walled rear garden features a patio area providing an ideal space for outdoor seating. The remainder of the garden is mainly laid to wood chippings with a pathway leading to the rear where there is a raised decking area and a historic quince tree. A gate to the rear provides that all-important pedestrian and bicycle access.

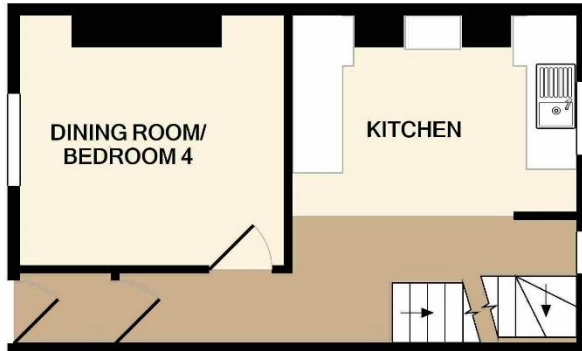
Tenure: Freehold Please also note the property is Grade II listed.



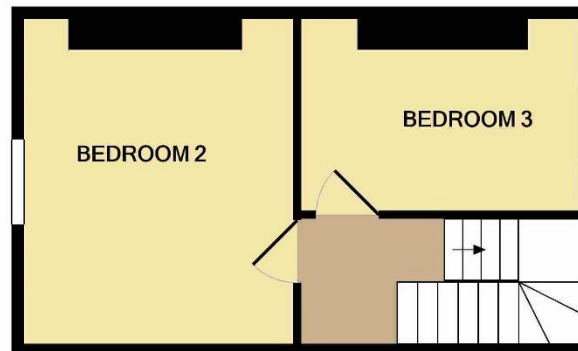
LOWER GROUND FLOOR



1ST FLOOR



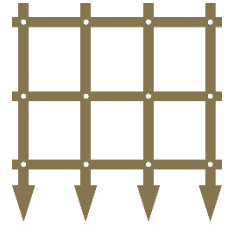
GROUND FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 87 |
| (81-91) B | | |
| (69-80) C | | 63 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



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