



SOUTHGATE

ESTATES



*14 Northernhay Street,
Exeter, Devon, EX4 3ER
£240,000 Guide Price*



City Centre Location, Charming Period Cottage, Spacious Sitting Room, Two Double Bedrooms, Courtyard Garden

Positioned in an excellent city centre location between Iron Bridge, leading to the river and St David's Station and Queen Street with Central Station and Rougemont Gardens. This period cottage is just a short walk away from Exeter's main shops, restaurants, theatres, bus station, the museum and is in the catchment for the local St David's C of E Primary School.

Internally this property comprises a large sitting room filled with character period features, a kitchen diner and a downstairs shower room. Upstairs there are two generous double bedrooms, a cloakroom and an upper conservatory for relaxation and a view over the rear courtyard garden below.

Entrance Porch 3' 7" x 2' 11" (1.1m x 0.9m) Front door leads to small porch area, containing coat hooks and further door to the sitting room.

Sitting Room 19' 11" x 15' 3" (6.067m x 4.65m) Step down into a charming, spacious and airy sitting room with many original period features, including beams, a fireplace and a flag stone floor. There is a large lead paned window to the front aspect and a built in book case next to the open staircase which provides useful storage.

Kitchen Dining Room 13' 5" x 14' 5" (4.077m x 4.39m) (Max) An archway leads through to the kitchen dining area, which provides access to the downstairs shower room and to the first floor. A large L shaped kitchen diner, with plenty of space for a dining table. The kitchen is fitted with matching base units, a 1.5 stainless steel sink and drainer plus tiled splashback with shelving above. A standalone gas cooker, under the counter fridge and washing machine are also provided. The windows are to the rear aspect, as is the back door which leads directly out into the rear courtyard garden.



Shower Room 6' 9" x 7' 1" (2.055m x 2.161m) Contains a pedestal wash hand basin with tiled splashback, a low level WC, towel rail and wall cupboard plus a fully tiled shower enclosure with an electric shower. This room houses the boiler and has opaque glass bricks to the rear aspect.

Stairs & Landing The carpeted open stairs ascend to the first floor landing where two doors lead off to the bedrooms.

Bedroom 1 9' 3" x 15' 5" (2.823m x 4.693m) This generous double room has many original features including a window seat and paned window to the front aspect. With fully fitted wardrobes and cupboards there is plenty of storage.

Bedroom 2 10' 0" x 12' 4" (3.05m x 3.752m) A second double with more original period features this room has glass double doors leading to the upstairs conservatory area and cloakroom.

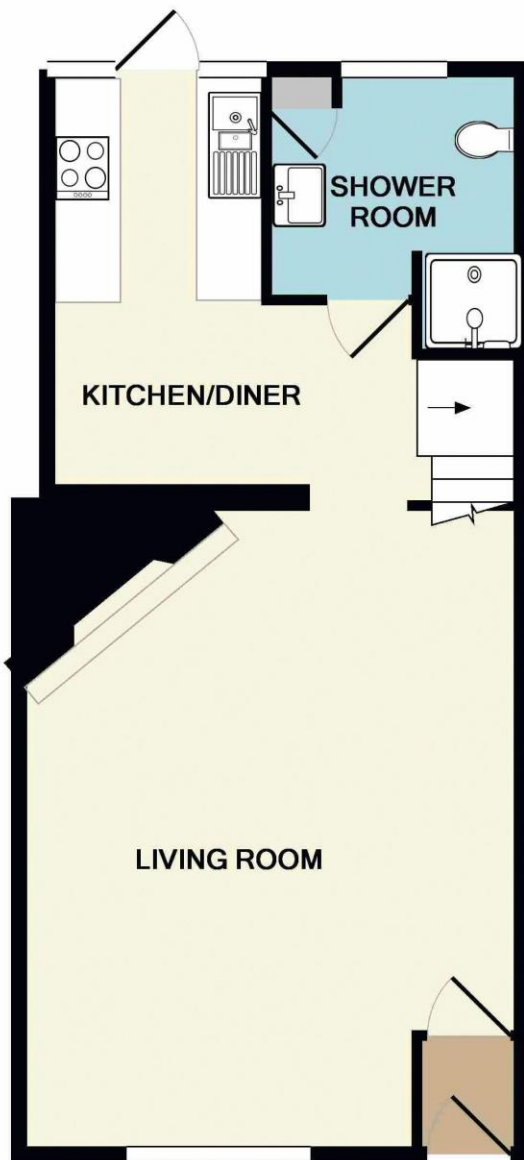
Conservatory 13' 0" x 9' 10" (3.964m x 2.998m) This large bright room, has wooden floors and a perspex roof, also a large shelved storage space, containing the water tank. The four windows to the rear aspect give a great view of the rear courtyard garden. A door leads to the upstairs cloakroom.

Cloakroom 8' 5" x 3' 4" (2.576m x 1.01m) Contains a pedestal wash hand basin with tiled splash back, a low level WC, tiled lino flooring and a window to the rear aspect.

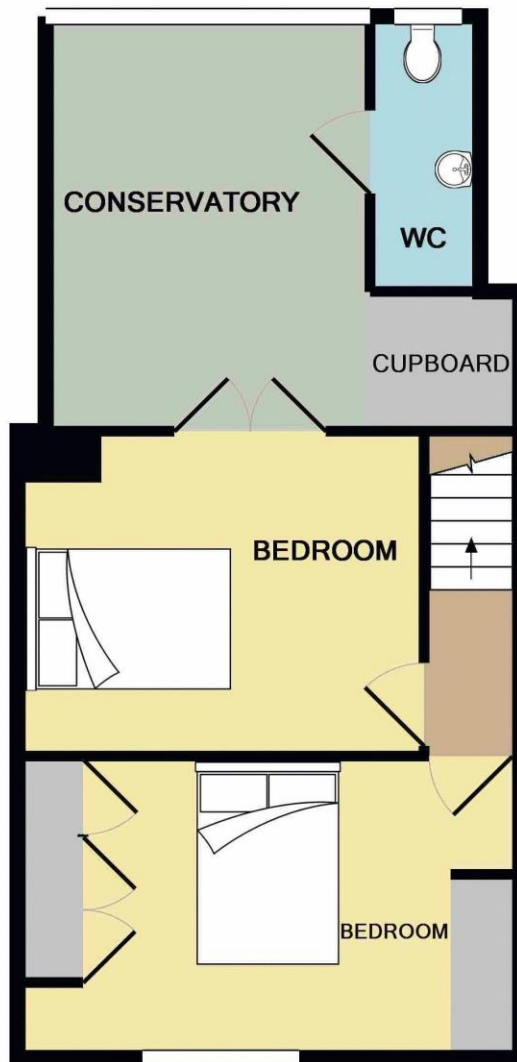
Courtyard Garden This west facing walled courtyard garden has a small space for storage and seating. To the rear are mature trees and shrubs providing privacy and colour to the tenant.

Property Information Tenure: Freehold. Council tax band: C.



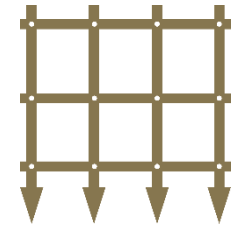


GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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