



Napier Terrace, Exeter
Guide Price £350,000





4 Napier Terrace

Exeter, Devon, EX4 3EZ

This charming and beautifully presented house is perfect for anyone looking for a character city centre home with little or no work to do. The property has three bedrooms, a large open plan living area and a kitchen with additional utility room. There is a bathroom and extra W.C as well as a rear garden and views over the park. Viewing is highly recommended in order to appreciate the opportunity on offer.

- A BEAUTIFULLY PRESENTED CHARACTER HOME
- LARGE OPEN PLAN LIVING/DINING ROOM
- FULL OF CHARMING PERIOD FEATURES
- SITUATED IN THE HEART OF THE CITY
- KITCHEN & UTILITY ROOM PLUS REAR GARDEN
- PERFECT FOR ANYONE LOOKING FOR A HOME IN THE CITY
- THREE BEDROOMS INCLUDING SPACIOUS LOFT CONVERSION
- BATHROOM WITH ADDITIONAL W.C
- FREEHOLD



The Property

This gorgeous, quaint terraced house comes to the market having been beautifully cared for by the current owners. The property has a lovely modern feel while still maintaining its charm and character. The property has quality and quantity in equal measure with deceptively spacious accommodation, spread over three floors. The ground floor has a small entrance hall which opens into a wonderful living/dining room with two original fireplaces and a sash window to the front overlooking the park. There is access to the kitchen which is fitted with wall and base units including a fitted dishwasher and a large range style cooker with five point hob and hot plate. An opening from the kitchen leads into a sun room that is currently used as a utility room and leads out to the rear garden. On the first floor there are two bedrooms, bedroom one is a generous double room with another original fireplace, fitted storage and a sash window to the front overlooking the park. Bedroom three is a good sized single room and has a window to the rear. There is also a bathroom and an additional W.C. On the top floor is bedroom two, a lovely loft conversion creating a double bedroom with three Velux windows. Outside there is a small area to the front and a rear garden with seating area and a large storage shed. There is access out to the rear for bins etc. There is residents permit parking available as well as visitors passes. Overall, this property represents a rare and wonderful opportunity to acquire a quality city home of real charm and personality, without the need for modernisation. Surely one not to be missed!

The Location

Napier Terrace is one of the most recognised rows of terraced houses in the city. Linking Bartholomew Street West and Exe Street, it is perfectly positioned to enjoy easy access to both the city centre and the River Exe, both accessible within a five minute walk. The property is ideal for anyone looking to enjoy city life, with the shops and restaurants in the city and the popular Quay and river walks. Both Exeter Central and St. Davids station are within close proximity and offer rail routes in all directions including Plymouth and Cornwall to the west and Bristol and London to the east.

Directions

From the bottom of the high street at the junction for North and South Street, walk down North Street and turn left onto Bartholomew Street West. Cross the road and where the black railings start you'll see a sign for Napier Terrace, go down the steps until you see the property on the right hand side. Alternatively you can access Napier Terrace from Exe Street, which can be found off Bonhay Road (A377). Napier Terrace is then on the right hand side after the park.

Entrance Hallway

Living/Dining Room

23'5" x 13'1"

Window to front, feature fireplaces, stairs to first floor, door to kitchen.

Kitchen

11'3" x 6'3"

Fitted wall and base units, window to rear, door to utility.

Utility Room

10'4" x 6'10"

Space and plumbing for washing machine plus fridge/freezer. Door and windows to rear garden.

First Floor Landing

Bedroom One

13'1" x 11'4"

Large double room, window to front, feature fireplace,

Bedroom Three

11'7" x 6'10"

Double room with window to rear.

Bathroom

8'2" x 6'3"

White suite including bath with shower over, W.C and wash hand basin. Double aspect with windows to rear and side.

W.C

Second Floor

Bedroom Two

14'3" x 13'1"

Large double room with three Velux windows, fitted storage and exposed chimney breast.

Outside

Front and rear garden

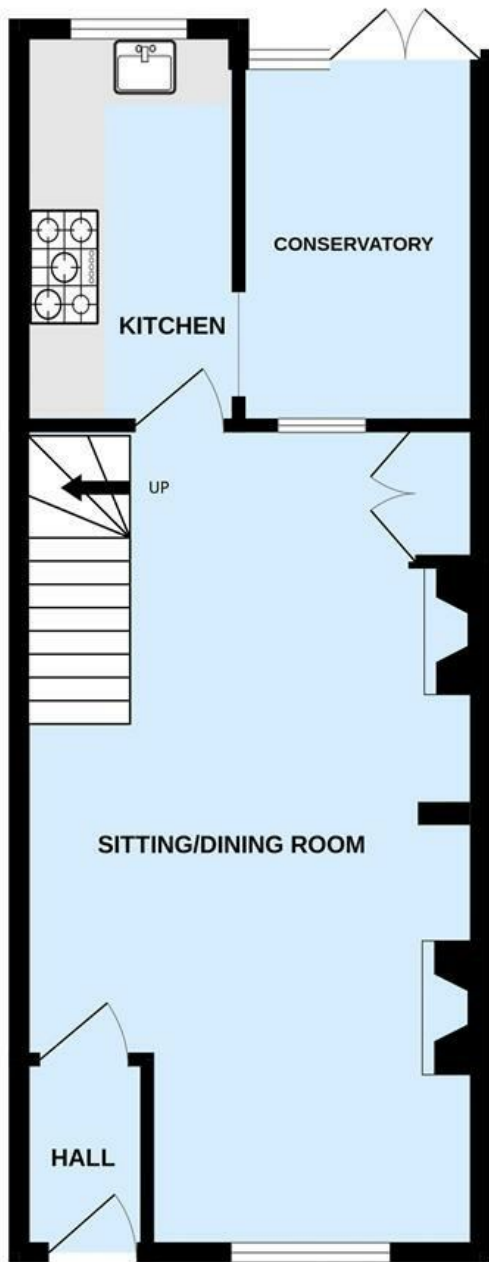
Access to the park

Residents permit parking





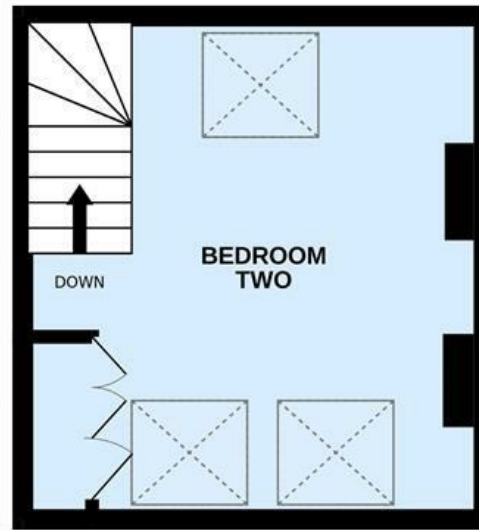
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

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Miscellaneous items

EPC: D

Council Tax: B

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

For more information or to book a viewing, please contact:

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