



Salem Place, Exeter  
£400,000 - £425,000





# Salem Place

## Exeter, Devon, EX4 6SL

A charming and characterful, late Georgian house with spacious and well presented accommodation. The property has three double bedrooms and is situated in a quiet location on the edge of the city centre with within a few minutes of Sidwell Street.

- A BEAUTIFULLY PRESENTED TERRACED HOME
- BUILT IN 1829 AND RETAINING MANY CHARACTER FEATURES
- THREE DOUBLE BEDROOMS
- LOCATED IN A PEACEFUL SETTING ON THE EDGE OF THE CITY CENTRE
- OPEN PLAN LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM & UTILITY
- LARGE BATHROOM PLUS DOWNSTAIRS W.C
- LOVELY GARDENS & OFF STREET PARKING FOR TWO VEHICLES
- FREEHOLD COUNCIL TAX BAND 'C' EPC = ORDERED



## The Property

A charming and superbly presented terraced home is perfect for anyone looking for a spacious home with parking and garden but still wants to be close to the city centre. The property was built in approx. 1829 and has been carefully restored by the current owner to create a characterful yet modern city home with period doors, sash windows, coving, stained glass and mantles.

The property opens from the entrance hall into a lovely sitting room with a feature fireplace with wood burner and a bay window to the front. This room opens into the dining room which has stairs to the first floor and a convenient recess behind for storage. The kitchen/breakfast room is a light, open room with a glazed roof at the back, there are fitted wall and base units as well as space and plumbing for appliances, including a dishwasher and space for a table. Completing the ground floor accommodation is the utility room, which also has fitted wall and base units and leads to the downstairs W.C.

On the first floor there are two bedrooms and the generous bathroom. Bedroom two is a large double room with two windows to the front, a charming ornamental fireplace with exposed brickwork and built in cupboard and wardrobe in the recess. Bedroom three is another double room with a window to the rear and a built in cupboard in the recess. The bathroom is a substantial size with a stand-alone bath, double shower cubicle, W.C and wash hand basin. There is also a large window to the rear. On the top floor is bedroom one, a spacious double room with fitted wardrobes, window to the front and eaves storage.

Externally, the front of the property is reached via a discrete no-through footpath leading to an attractive front garden. The rear garden has a lovely 'Mediterranean' style with exotic plants, seating areas and a storage shed with light and power. There is also off street parking for two vehicles to the rear of the property.

Overall, this fantastic property represents a wonderful opportunity to acquire a city centre home of both quantity and quality with a garden and off street parking. Viewing is highly recommended by the sole agent.

## The Location

Salem Place is a private street situated on the immediate outskirts of Exeter City Centre with the main high street under half a mile away. The city centre is full of shops, bars, restaurants and historical sites like the underground passages and the beautiful Cathedral. The property is also very close to Belmont Park with it's children's area, community centre and open parkland. Heavitree Hospital and Waitrose are also a short walk away. There are excellent train services in the area, St. James Station is 0.25 miles away, Exeter Central is under a mile away and Exeter St. Davids is just over a mile away, all provide excellent rail access to London and the north of England. Also nearby, the bus station and St. Sidwells Point leisure facility are under half a mile away, while two local cinemas are within the same distance.

## Directions

If walking from the High Street head east on to Sidwell Street and go past the Odeon cinema. At the roundabout take the second exit onto Blackboy Road, Salem Place is a footpath hidden on the right hand side, just before 'Trust House'. The house can be found on the left hand side as you walk down the path. If driving, please go past Salem Place and take the next right into Silver Lane and the driveway is on the right hand side marked for number 15, with a gate to the rear garden.

## Entrance Hall

### Sitting Room

15'2" max x 11'7" plus bay  
Feature fireplace with wood burner, bay window to front.

### Dining Room

15'1" max x 11'5"  
Stairs to first floor.

### Kitchen/Breakfast Room

16'11" x 9'6"  
Wall and base units plus fitted appliances. sliding doors to garden with a glazed roof at the rear.

### Utility

12'1" x 4'1"  
Wall and base units, skylight.

## Cloakroom

## First Floor Landing

### Bedroom Two

15'1" x 11'4"  
Feature fireplace, two windows to the front. Storage in recess.

### Bedroom Three

11'3" x 9'7"  
Feature fireplace, window to rear, storage in recess.

## Bathroom

11'3" x 9'2"  
Bath, large walk-in shower, W.C and wash hand basin. Window to rear.

## Second Floor Landing

### Bedroom One

15'2" inc wardrobes x 14'8"  
fitted wardrobes, window to front.

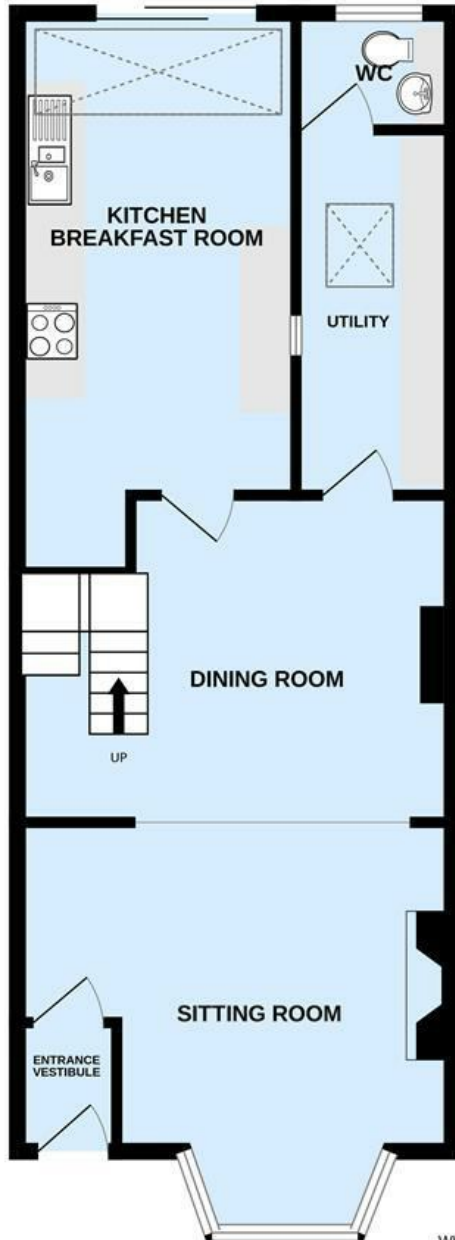
## Outside

Small front garden.  
Good sized rear garden with storage.  
Off street parking for two vehicles.

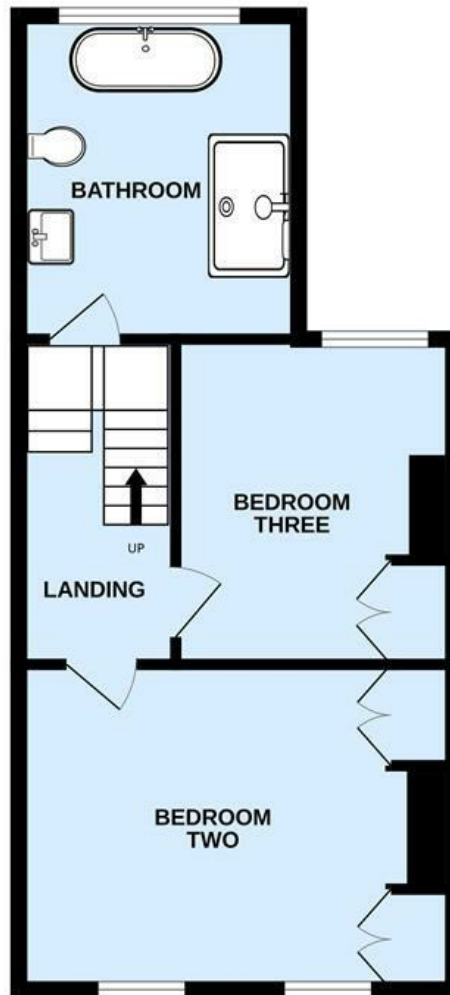




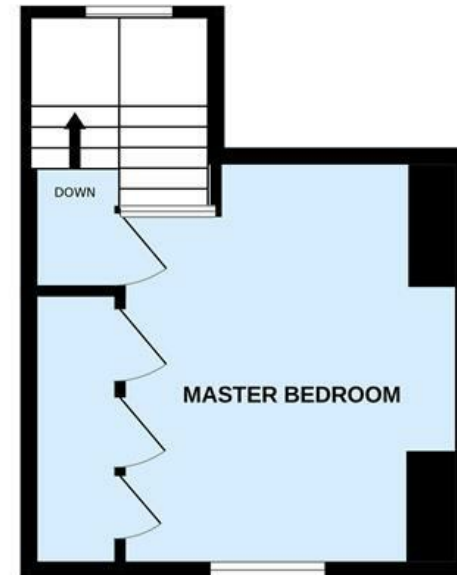
GROUND FLOOR



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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- \* 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: Ordered

Council Tax: C

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

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

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