



Mowbray Avenue, Exeter
Guide £450,000 - £475,000

Chase 
Buchanan



9 Mowbray Avenue

Exeter, EX4 4HB

Guide Price £450,000 - £475,000

A charming period townhouse in need of modernisation, located in the heart of Exeter, but exempt from 'Article Four' so has potential as a house of multiple occupancy with seven rooms. There are five double bedrooms as well as three reception rooms, two bathrooms and a cloakroom. There is a small garden to the front but a spacious one to the rear. Viewing is highly recommended by the sole agent.

- A THREE STOREY END TERRACED TOWNHOUSE
- EXEMPT FROM 'ARTICLE FOUR' HMO RESTRICTIONS
- TWO BATHROOMS PLUS W.C
- IN NEED OF MODERNISATION THROUGHOUT
- FIVE DOUBLE BEDROOMS
- GARDENS & RESIDENTS PARKING
- SITUATED IN THE HEART OF EXETER CITY CENTRE
- THREE RECEPTION ROOMS
- FREEHOLD



The Property

This is a fantastic opportunity to acquire a spacious period townhouse in the heart of Exeter. Remarkably, the property is exempt from the 'Article four' area of the city centre so it will also be of interest to investors looking to create a house of multiple occupancy. The property is in need of modernisation throughout but represents a wonderful opportunity for someone to create their own home in the centre of Exeter with a good-sized rear garden. There are five double bedrooms, three reception rooms, two bathrooms and plenty of flexibility. This allows buyers the freedom to shape the house to suit their needs.

The Location

This period property is situated in a convenient position in a popular area of St Davids. Located in a conservation area the property offers excellent access to the city centre and both Exeter Central and Exeter St Davids train stations. Exeter is one of the most thriving cities in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants. Many primary and secondary schools can be found in Exeter including Exeter School and Exeter University is recognised as one of the best in the country. The University of Exeter is close to the property, including sports facilities and an outdoor pool. The M5 motorway provides links to Bristol and London, the A38 to Plymouth and the A30 to Cornwall. There are regular rail services to London from Exeter and an increasing number of domestic and international destinations from Exeter International Airport.

Directions

If walking from John Lewis, walk down Longbrook Street and turn left into Old Park Road, towards the carpark. Turn Right up Howell Road and take the second right into Mowbray Avenue, the house can be found at the end of the road on the left. If driving, Old Park Road is a no entry so drive along New North Road and turn right at the roundabout onto Blackall Road, continue along and turn right onto Howell Road and Mowbray Avenue is the first left turn.

Entrance Hall

Hallway

Sitting Room

Bay window to front, original features.

Downstairs Wet Room

Converted from a former dining room but can easily be converted back to a reception room. Window to rear.

Kitchen

Fitted with wall and base units.

Breakfast Room

Window to side, opening to garden room.

Garden Room

Double doors to rear garden, window to side.

First Floor Landing

Bedroom One

Large double room with bay window to front.

Bedroom Three

Double room with window to rear. Exposed brick fireplace.

Bedroom Four

Double room with bay window to the rear.

Bathroom

Bath, wash hand basin and window to side.

Cloakroom

W.C with window to side.

Second Floor Landing

Bedroom Two

Large double room with restricted head height in areas. Window to front.

Bedroom Five

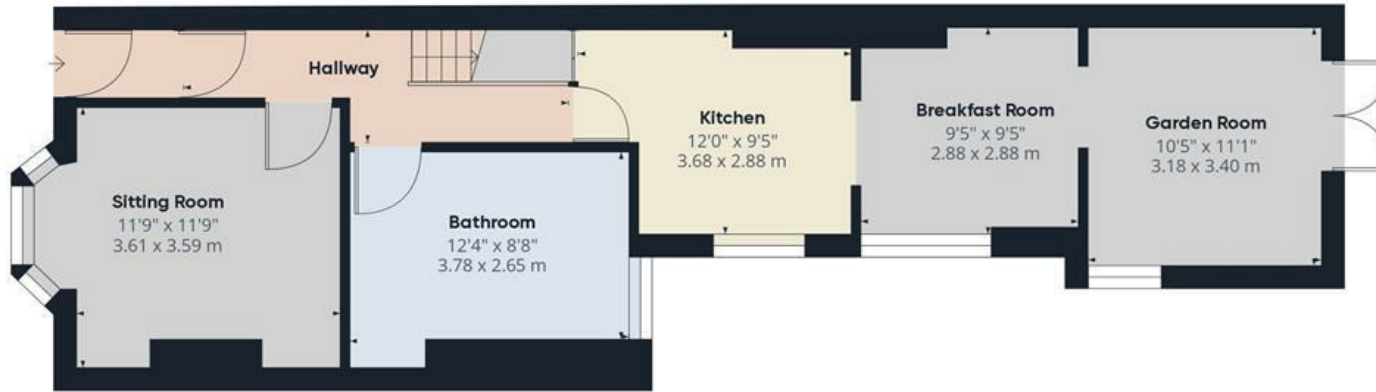
Double room currently used as another kitchen. Window to rear.

Outside

Small front garden, good-sized rear garden with lawned area plus patio in front of the garden room. Residents permit parking is available to the front.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1543 ft²

143.35 m²

Reduced headroom

41.02 ft²

3.81 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * 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

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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Miscellaneous items

EPC: Ordered

Council Tax: D

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

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

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