



**Connells**

Lower North Street  
Exeter

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Exeter EX4 3EU

for sale guide price  
**£375,000**



## Property Description

**GUIDE PRICE £375,000 - £400,000**

*This stunning Grade II listed city centre town house within a conservation area is ideally positioned close to the riverside iron bridge and city centre high street, and offers characterful living arranged over four spacious and versatile floors. Internally, the property is well presented throughout, seamlessly combining original period features with stylish modern touches. The accommodation includes two attractive reception rooms, a fitted kitchen / breakfast room, three well-proportioned bedrooms and a luxury shower room with WC. Externally, the property benefits from an enclosed rear garden, providing a peaceful retreat with city views. Residents' permit parking is also available on road, making this an exceptional opportunity for city centre living.*

## Entrance Porch

Small porch with inner door to lounge/dining area

## Living/Dining Room

14' 8" max x 13' max ( 4.47m max x 3.96m max )

Front aspect window, shutter blinds, feature fireplace (not in use).

## Kitchen

12' 4" max x 9' 2" max ( 3.76m max x 2.79m max )

Double glazed window to the rear aspect, fitted kitchen with wall and base units, Belfast sink, wood worktops, space for fridge freezer, dishwasher, understairs storage, electric oven and hob, extractor, door access to rear

## Landing

Stairs too first floor, door to garden half way up stairs

## Bedroom One

15' 11" max x 15' 3" max ( 4.85m max x 4.65m max )

Double glazed window to the front aspect, feature fireplace, radiator

## Shower Room

Double glazed window to the rear aspect, modern suite with walk in shower cubicle, low level WC, sink and vanity unit

## Bedroom Two

14' 5" max x 13' 11" max ( 4.39m max x

4.24m max )

Secondary glazed sash window to the front aspect, large fitted wardrobes, storage cupboard, feature fireplace (not in use), radiator

## Bedroom Four

9' 10" max x 7' 3" max ( 3.00m max x 2.21m max )

Single glazed window to the rear aspect, single/office option, radiator

## Bedroom Three

14' 4" max x 12' 10" max ( 4.37m max x 3.91m max )

Two Velux windows to the rear aspect, eaves storage, radiator

## Rear Garden

Slate area for sitting, steps to lawn area with shed at the top, shrubs and plants throughout, access door to garden from centre of stair case

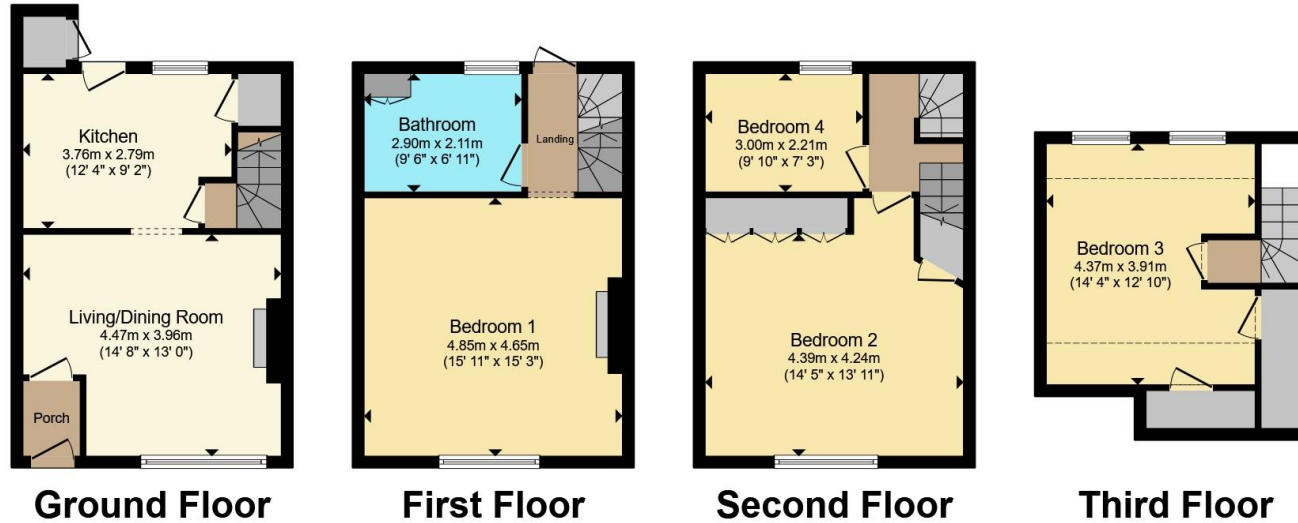
## Outbuilding

Garden shed/summer house









Total floor area 119.3 m<sup>2</sup> (1,285 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: D

Tenure: Freehold

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