

HUNTERS[®]

HERE TO GET *you* THERE



Lower North Street

Exeter, EX4 3ET

Asking Price £225,000



Council Tax: C



16 Lower North Street

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Communal entrance

Doors to flats one and three, stairs to the first floor and main door to flat two.

Landing

Doors to the lounge and kitchen, stairs to the second floor.

Lounge

17'10" x 14'9" (widest point) (5.45m x 4.52m (widest point))

Two windows to the front aspect, radiator, alcove, feature fire place.

Kitchen

10'10" x 6'8" (3.31m x 2.04m)

Window to the rear aspect, rolltop work surfaces, single bowl sink and drainer, built in gas hob, oven and extractor hood, space and plumbing for a washing machine, high and low level cupboards.

Landing

Doors to the family bathroom and bedroom one, stairs to the third floor.

Bedroom one

10'11" x 10'11" (3.34m x 3.35m)

Window to the front aspect, radiator.

Bathroom

10'4" x 10'11" (3.16m x 3.35m)

Doors to a large airing/ storage cupboard, bath with shower over, low level WC, hand basin, window to the rear aspect.

Landing

Doors to bedrooms two and three

Bedroom two

10'10" x 17'1" (3.31m x 5.21m)

Window to the front aspect, Velux to the rear aspect, feature fire place, radiator.

Bedroom three

10'0" x 9'3" (3.07m x 2.83m)

Window to the front aspect, radiator.

- City centre location
- Grade II listed
- Three double bedrooms
- Permit parking available
- Close to local amenities
- Good transport links
- Perfect investment
- Good room sizes

Nestled in the heart of Exeter on Lower North Street, this charming three-bedroom maisonette offers a unique blend of modern living and historical character. As a Grade II listed property, it boasts an impressive façade that reflects the rich heritage of the area, while the spacious interior provides ample room for comfortable living.

The flat features large room sizes that create a welcoming atmosphere, perfect for families, first-time buyers, or savvy investors looking to capitalise on the vibrant city centre location. With a share of the freehold, you can enjoy the benefits of ownership while being part of a well-maintained building.

Convenience is at your doorstep, with a variety of local amenities just a short stroll away. Whether you fancy a leisurely coffee, a spot of shopping, or dining out, everything you need is within easy reach. Additionally, the property benefits from good transport links, making commuting and exploring the wider region a breeze.

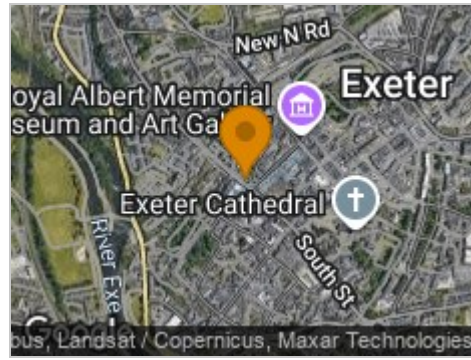
For those with vehicles, permit parking is available, ensuring that you have a secure place to park in this bustling area. This maisonette truly is a hidden gem, offering a delightful living space in a prime location. Don't miss the opportunity to make this exceptional property your new home.



Road Map



Hybrid Map



Terrain Map



Floor Plan

FIRST FLOOR

SECOND FLOOR

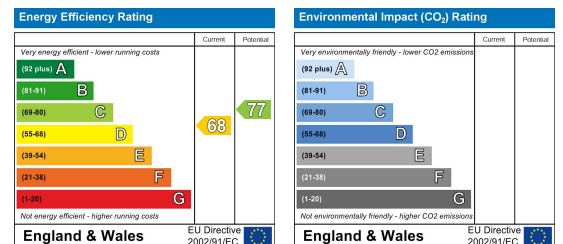
2ND FLOOR

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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Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.