



Clyst Heath, Exeter EX2 7EY

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EXCLUSIVE



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Beautiful grade II listed maisonette... Unique... Bespoke... Attention to detail... Nestled in the sought-after area of Clyst Heath, Exeter, this unique maisonette offers a splendid opportunity for those seeking a modern and stylish home. Recently renovated to a high standard, this property boasts two spacious reception rooms and two well-proportioned bedrooms, providing ample space for both relaxation and entertaining.

The maisonette is characterised by its light and bright interiors, with large room sizes that create an inviting atmosphere. Every detail has been carefully considered, ensuring a top-spec finish throughout. The property also features a contemporary bathroom, perfect for unwinding after a long day.

In addition to its impressive interior, this home comes with allocated parking and a garage, offering convenience in this bustling area. Residents can also enjoy the communal gardens, providing a lovely outdoor space to relax and socialise with neighbours.

Clyst Heath is well-known for its excellent local amenities and good transport links, making it an ideal location for both commuters and families alike. The sense of community in this area is palpable, making it a wonderful place to call home.

This maisonette truly stands out as a one-of-a-kind property, perfect for those who appreciate attention to detail and a high standard of living. Don't miss the chance to make this exceptional home your own.





#### **Communal entrance**

From the residents carpark you proceed up a couple of steps and to the main communal door which is framed by pillars. Once you enter the front door you are able to just feel the grandeur, with the well maintained entrance hall, up a flight of steps to the first floor where you are greeted by the front door of the property.

#### **Hallway**

Doors to the living room, master bedroom, airing cupboard and control cupboard, opening to the kitchen and dining room, hatch to the loft space.

#### **Lounge/living room**

15'6" x 15'7"

The living room is hexagonal in shape and boasts windows to every aspect, there are solid wooden floors, a radiator and all fixtures are solid brass, spiral staircase to the studio/bedroom two.

#### **Dining room**

9'9" x 16'2"

Two windows to the front aspect, granite worksurfaces, low level storage cupboards, solid wooden floors, solid brass fixtures, radiator, opening to the kitchen.

#### **Kitchen**

11'6" x 5'3"

Window to the front aspect, solid brass control panel along with fixtures and fittings, internal high level windows to the bathroom, granite worksurfaces, boiler, Belfast sink, built in washing machine, dish washer, tumble dryer, hob, oven and extractor hood, openings to both ends, low level storage cupboard, solid wooden floor.

#### **Studio/Bedroom two**

15'7" x 15'7"

Good sized hexagonal room that boasts windows to all aspects, it is currently being used as a studio, so has fully fitted work stations and storage areas, solid wooden floor, solid brass fittings and radiator, this really is the pinnacle in the crown.

#### **Master bedroom**

15'5" x 11'6"

Windows to the front and side aspect, built in wardrobes, solid wooden floor, solid brass fixtures, built in granite vanity unit, radiator.



#### **Bathroom**

10'2" x 6'5"

Large sunken roll top bath, granite counters, large walk in fully tiled shower, low level WC, roll top hand basin, solid brass fixtures, solid one piece granite floor with under floor heating.

#### **Outside**

To the front of the property is an allocated parking space and garage which is situated in a block, this property also features a wonderful spiral staircase potentially accessing the property directly from the outside.

To the rear of the property are beautifully maintained and landscaped communal gardens that can be accessed from the communal rear exit/entrance, the gardens are approximately 1 1/2 acres and boast beautiful mature trees and shrubs.

#### **Loft**

33'9" x 15'5"

Separated in to three sections the roof space offers a huge amount of storage, it is currently being used for storage and a storage space, it benefits from lighting and electric.

#### **Material Information - Exeter S**

Tenure Type; Share of the freehold

Leasehold Years remaining on lease; 969

Leasehold Annual Service Charge Amount £4,080

Leasehold Ground Rent Amount £0

Council Tax Banding; D

- Unique
- One of a kind
- High spec
- Attention to detail
- Studio
- Period features
- Allocated parking
- Garage
- Substantial loft space
- Light, bright and airy

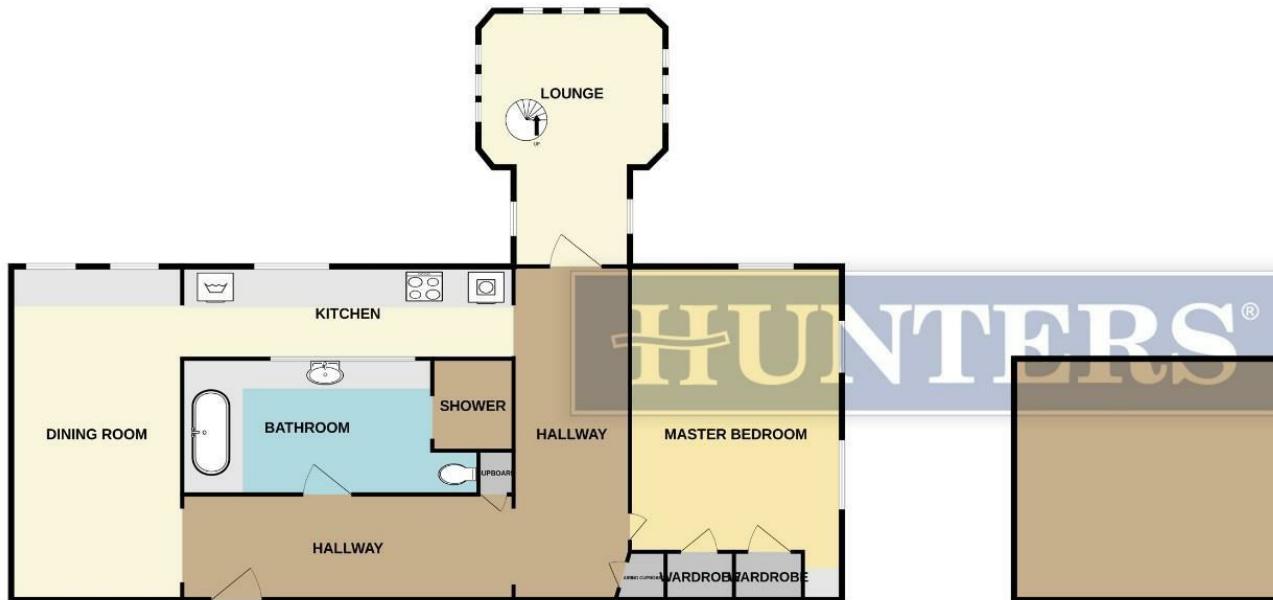


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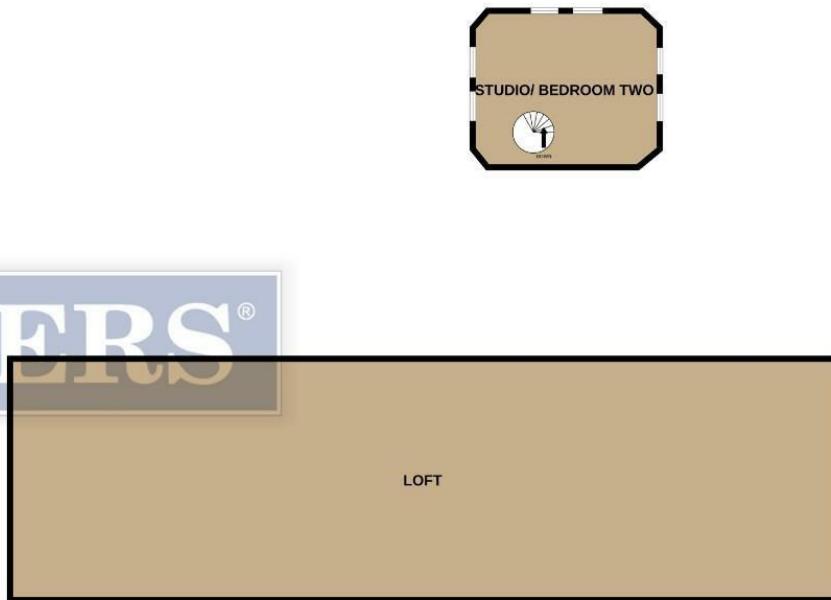
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FIRST FLOOR



SECOND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Exeter -  
01392 340130 <https://www.hunters.com>

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