



15

Lower North Street
Exeter EX4 3EU

for sale guide price
£400,000



Property Description

GUIDE PRICE £400,000 - £425,000

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 to 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

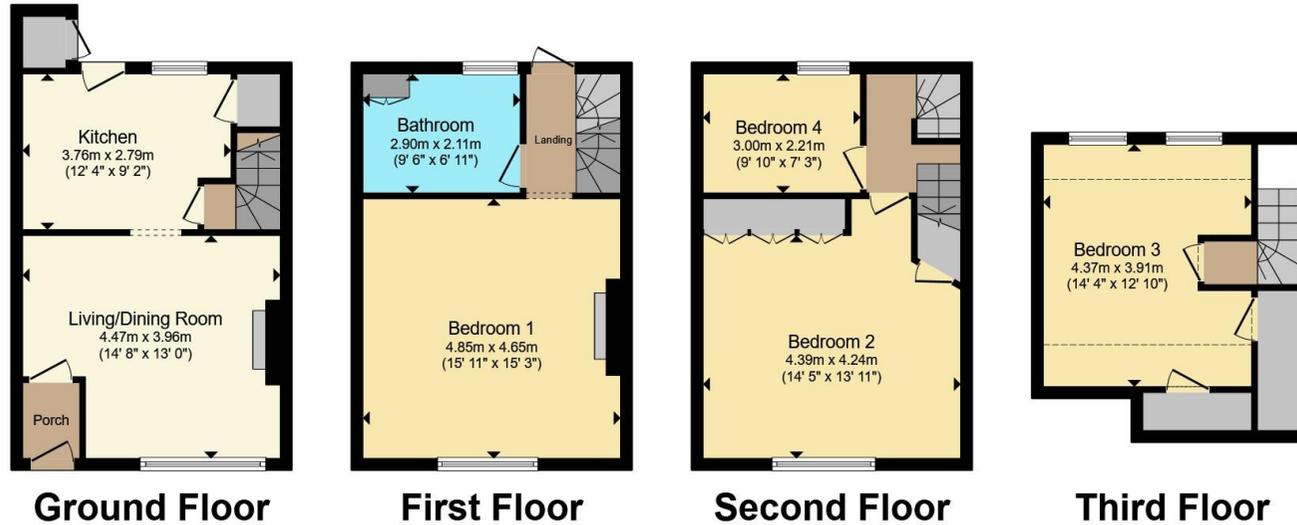
Outbuilding

Garden shed/summer house









Total floor area 119.3 m² (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



To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317525



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317525 - 0003