



A spacious mid terrace property loosely arranged as three flats, over four floors, for complete modernisation or development subject to planning consents.

LOCATION

Located in a central position in St Davids close to the Exeter College and Exeter University and also having easy access to St David's railway station. The property is on the outskirts of the city centre area is ideal for easy access to the city centre shops, restaurants, theatres, museums and facilities, including the local primary school.

DESCRIPTION

A substantial mid terrace property arranged over four floors and requiring complete refurbishment, until recently the property has been divided into three separate flats for letting purposes. The property offers the opportunity for further development, subject to requisite planning consents, upon which interested parties must make and rely on their own enquiries to Exeter City Council. Alternatively the property could be restored to make a good sized family home. The rear of the property benefits from a courtyard garden with covered storage and gate to service lane with open elevated views.

ACCOMMODATION

Basement Accessed via stairs from inner hallway and forming part of flat 1: Utility room,

storage, WC, bathroom and door to rear garden.

Ground Floor Main entrance and hallway: Door to ground floor flat: Inner lobby, two rooms, inner hall with stairs down to basement, kitchen/room.

First Floor Landing. Flat 2 with shared bathroom and WC with flat 3. Kitchen room, two further rooms, bathroom, WC.

Second Floor Stairs to: Landing – Flat 3 Three rooms.

Outside Rear courtyard with covered storage and gate to service lane.

EPC

Energy Efficiency Rating – TBC

AUCTION VALUER

Audrey Smith

VIEWINGS

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulfords Exeter 01392 590043 (Weekends)

View to the rear

