



The Cottage, Southernhay East
Exeter City Centre, EX1 1AF



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£349,950

Freehold

A unique two or three bedroom cottage in a tucked away position in Southernhay. The property has recently been impressively refurbished and offers a rare opportunity to acquire a unique and interesting home in a great City centre location. A personal inspection is considered essential to fully appreciate what is on offer.

DESCRIPTION

This is perhaps a unique opportunity to acquire an attractive and thoroughly refurbished cottage within Southernhay. The Cottage, Southernhay East provides adaptable and interesting accommodation with two/three bedrooms over two floors. It has recently been subject to a thorough program of works from an experienced local developer, which include complete re-wiring and re-plumbing.



It now features an impressive fitted kitchen/dining room with attractive shaker style units, composite quartz work surfaces and numerous integrated appliances.

Either of the two large first floor rooms would be appropriate as a sitting room and there is a cloakroom in addition to the bathroom and separate WC. Heating is provided by new electric panel heaters. There is an area of courtyard immediately in front of the property and the possibility of buying a further area of 'tucked away' private garden.

We feel this will be a delight to the right buyer and a personal inspection is considered essential to fully appreciate what is on offer.

SITUATION

The property sits in an enviable location in the very heart of the Cathedral City of Exeter. It is within the Southernhay business district, an area which has seen several 'high end' residential developments in recent years.

The Cathedral itself is nearby, as is Exeter's High Street for shopping, banking etc. and the renowned Princesshay Shopping Centre. The Exeter Combined Court, central railway station and bus station are also within easy walking distance.

Services

Mains water, drainage and electricity.

Tenure

Freehold with vacant possession on completion.

Energy Rating

48 - 85.

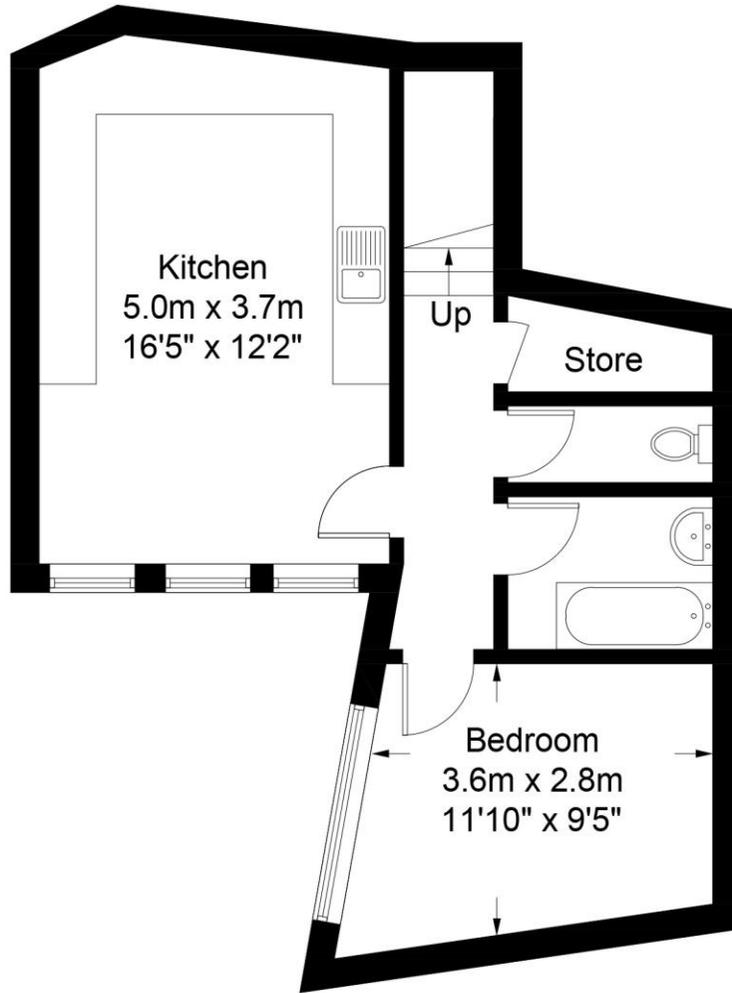


Viewing

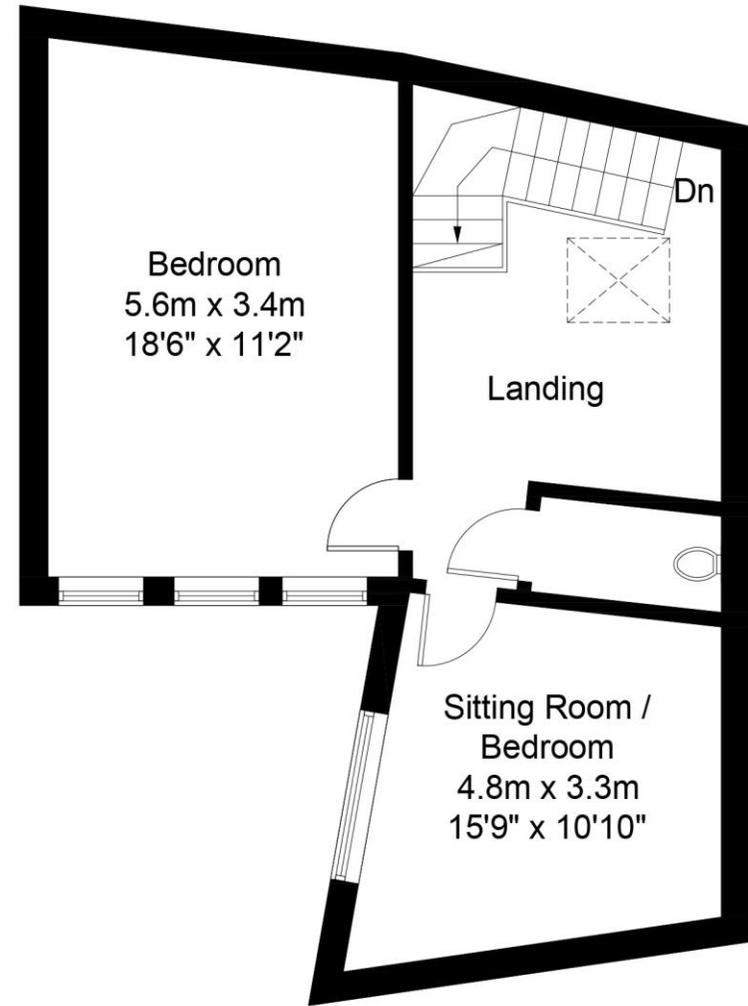
By prior appointment with the sole agents.

Property Reference

10581.



Ground Floor



First Floor

