



£425,000

A spacious six bedroom townhouse for modernisation in a great position in the heart of the City

- Substantial City centre townhouse
- Accommodation over three floors
- Sitting room, dining room & kitchen
- Some attractive period features
- Now in need of full modernisation
- Apparent potential for sub-division
- Convenient for City centre & University
- Rear courtyard garden & off-road parking
- A rare opportunity

59 Longbrook Street,
Exeter, EX4 6AW

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Description

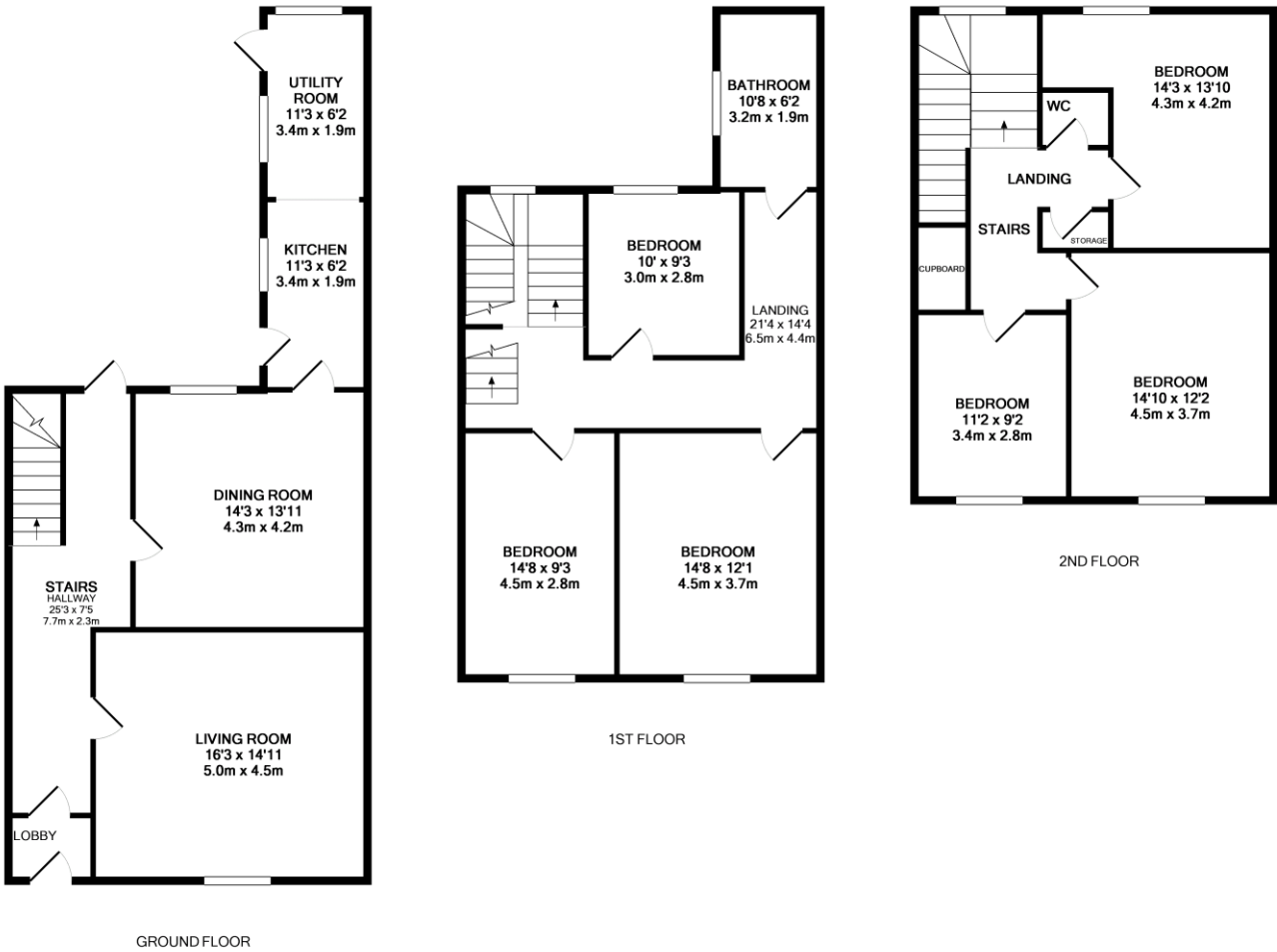
This is a substantial six-bedroom Victorian townhouse in a great location in the heart of the City centre and also convenient for the University of Exeter's Streatham campus. The property is now in need of complete modernisation but represents a wonderful opportunity for a purchaser to 'put their mark' on a spacious and attractive property. Alternatively, a buyer may look towards sub-division or a variety of potential commercial uses. We understand that the current planning consent allows for Bed & Breakfast use, but that residential Council Tax has been paid since 1991.

The accommodation includes a sitting room, dining room open to a kitchen/breakfast room, five/six bedrooms over the upper floors plus a bathroom and separate WC. To the rear is a courtyard garden and the rare advantage of two off road parking spaces.



Location

The property enjoys a great location in the very heart of the Cathedral City of Exeter. The City centre and all it has to offer is only a stroll away and the John Lewis building is just across the road. The location is also within easy walking distance of the University of Exeter’s principal Streatham Campus. It is appropriate to note that the property lies within an Article 4 planning restricted area. Therefore, achieving a planning consent to form a House in Multiple Occupation (HMO) would not usually be possible.



TENURE
Freehold.

LOCAL AUTHORITY
Exeter City Council.

SERVICES
All mains services are available.

COUNCIL TAX
Band D.

EPC RATING
48 - 82.

REFERENCE
10574.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing McKinley White has any authority to make or give any representation or warranty in relation to this property.