



Lower North Street  
Exeter  
EX4 3EU

Guide Price  
£425,000 - £450,000

## In brief...

- A CHARMING GRADE II LISTED PERIOD HOUSE
- BEAUTIFULLY PRESENTED AND SPACIOUS ACCOMMODATION
- EXCEPTIONAL CHARACTER INCLUDING EXPOSED FLOORBOARDS, PERIOD DOORS & FIREPLACES
- HIGHLY CONVENIENT POSITION CLOSE TO THE CITY CENTRE
- FIVE EXCELLENT BEDROOMS INCLUDING A LOFT BEDROOM
- SITTING ROOM & LOVELY KITCHEN/DINING ROOM
- FAMILY BATHROOM & EN-SUITE TO BEDROOM ONE
- LANDSCAPED & TERRACED REAR GARDEN
- COUNCIL TAX BAND 'C' EPC - EXEMPT
- FREEHOLD - REF: DWE07752





## Worth viewing because...

Situated on the edge of the city centre, this Grade II listed, late 18th/early 19th century home has charm, character and spacious accommodation over four floors. There are five excellent bedrooms, including a principal en-suite, and a superb a loft bedroom, sitting room, kitchen/dining room and bathroom. The property also has a terraced rear garden and has access to residents permit parking in the area.

## In more detail....

This beautiful, historic townhouse is perfect for anyone looking for a substantial home, close to the city centre. The property has parking, gardens and light, spacious accommodation throughout. There are also many original and period features, from exposed floorboards to doors, windows and fireplaces. There is plenty of character on display with a lovely, well integrated modern style.

Upon entry, the hallway gives access to the sitting room, stairs and kitchen/dining room. The sitting room has a window to the front and access through to the kitchen/dining room, which is a good sized room with wall and base units plus fitted oven and hob. There is also a wall-mounted gas combination boiler (fitted in 2020) and a door giving access to the rear garden.

On the first floor there are two bedrooms and a bathroom, bedroom one is a large double aspect room with windows to the front and side, as well a door through to the en-suite shower room. Bedroom four is also a double room with a window to the rear overlooking the garden. The bathroom has a white suite including a shower over the bath with tiled surround. There is also a window to the side.

On the second floor there are two more bedrooms, bedroom two is a large triple aspect room with windows to the front and either side, giving views along the iron bridge. Bedroom three is another double room with a windows to the rear and side.

A half door and stairs then lead up to the fifth bedroom in the loft, which is currently being used as an office or bedroom. There are exposed beams, a window to the side and a Velux in the roof.

Externally, the property has a terraced rear garden with multiple seating areas to enjoy the sun. There are mature trees and shrubs plus planted borders. The property has residents permit parking but also qualifies for a discounted permit in the nearby carpark on Richmond Road.

## Knowhow...With Character Homes







## Exeter. Live Better

Whether you Visit, Live, Work or Study in Exeter, we believe this fantastic city has something to offer everyone. It's increasingly a talent magnet, with the brightest people attracted by a rich cocktail of location, education, innovation, wellbeing, culture – and environmental resilience. We believe in doing things differently, working together for the benefit of our citizens, our communities. So Exeter really is the brilliant alternative, not only as a place to live, but also because it's always looking for better ways of doing things. It's a city defined by opportunity, connectivity and success. For more information please visit the website [www.exeterlivebetter.com](http://www.exeterlivebetter.com)



## Directions...

If driving from the Clocktower roundabout continue along New North Road heading towards Exeter College and at the next set of traffic lights turn left into Hele Road. At the mini roundabout turn left onto St Davids Hill and the property being sold will be seen on the left hand side beside The Iron Bridge. Please note this is a Resident's Parking Zone.



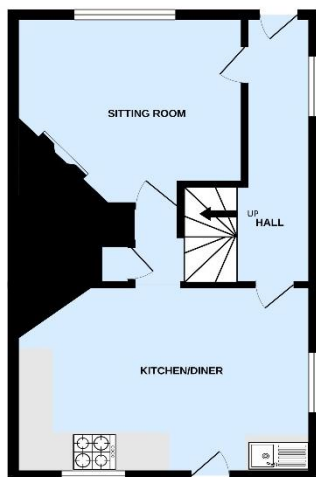




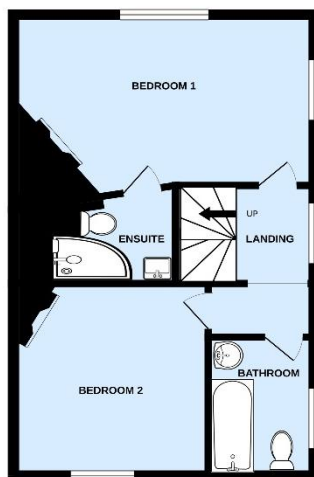
## The location...

Lower North Street is located off of St Davids Hill and is adjacent to The Iron Bridge in the St Davids Conservation Area. This is an historic corner of the city with many fine properties and listed buildings within the vicinity. The exceptional shopping facilities in the High Street and Princesshay are only moments away as is the central business district of Southernhay. There are schools for children of all ages within the area and Exeter College is within walking distance, whilst the main university campus is a little further on. Both Exeter Central and St Davids mainline stations are also within walking distance providing services to destinations right across the country. Walks along the river and canal are literally a few minutes away whilst the Quay with its choice of cafes and bars as well as opportunities for water sports is also within easy reach.

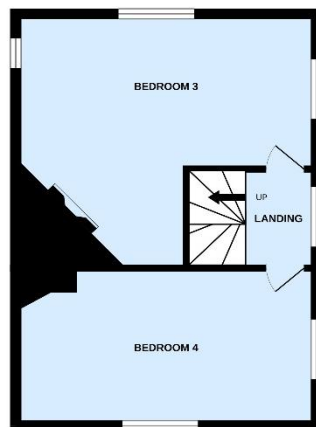
GROUND FLOOR



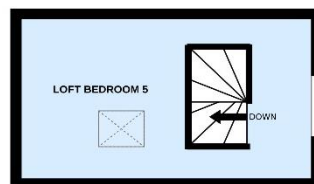
1ST FLOOR



2ND FLOOR



3RD 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.  
Made with Metropix ©2023

## Accommodation:

### Entrance Hall:

### Sitting Room:

12' 6" x 12' 11" (3.81m x 3.93m)  
reducing to 10' 0" (3.05m)

### Kitchen/Dining Room:

15' 8" x 10' 6" (4.77m x 3.20m)

### First Floor Landing:

### Bedroom 1:

15' 11" x 11' 7" (4.85m x 3.53m)

### En-Suite Shower Room:

### Bedroom 2:

11' 6" x 10' 7" (3.50m x 3.22m)

### Bathroom:

### Second Floor Landing:

### Bedroom 3:

16' 9" x 15' 1" (5.10m x 4.59m)  
reducing to 8' 5" (2.56m)

### Bedroom 4:

16' 8" x 8' 2" (5.08m x 2.49m)

### Third Floor:

### Bedroom 5 loft Room:

15' 0" x 10' 0" (4.57m x 3.05m)

### Outside:

Terraced rear garden  
Residents permit parking



As a member of "The Experts in Property" network, we'll market your property through over 65 member offices across the southwest – and through the new Distinctly Westcountry office in Central London.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

## More details from...

20 Queen Street  
Exeter  
EX4 3SN

01392 259395

property@whittonandlaing.com  
www.whittonandlaing.com

WHITTON & LAING