



A unique three storey period conversion of approximately 100 Sq.m in the former Ballroom of this exquisite building. This property is stylish modern living at its best whilst combining with the remaining elegant period features. The ground floor offers open plan kitchen/dining/living space with floor to ceiling height feature windows overlooking the beautifully landscaped surrounding grounds. A stylish spiral staircase leads to the second floor galleried mezzanine level which could be used as a further reception room or a bedroom if needed. a further staircase leads to Two en suite bedrooms. additional features include ground floor WC, modern fitted kitchen, and use of surrounding landscaped grounds. No ongoing chain.

## The Ballroom

South Grange, Exeter OIEO £300,000

East of **EXE**

# The Ballroom South Grange, Exeter OIEO £300,000

Unique Three Storey Design | Two Double Ensuite Bedrooms | Ground Floor Kitchen/Reception | 1st Floor Mezzanine Living Room | Ground Floor WC | Communal Gardens | Close to Shops, Bus and Railway Station | Previous Rental Investment | No Ongoing Chain

## Entrance Hall

Fitted shoe wipe mat with steps up to carpeted entrance hall with attractive decorative wood, glass and chrome panel. Built in cupboards housing GCH boiler and electricity consumer box. Frosted glass panelled door to kitchen, stairs rise to first floor. Door to cloakroom, wall mounted radiator, smoke alarm and ceiling spec lighting.

## Kitchen/Breakfast Room

A large and social kitchen/living space, fitted with a central island unit with built in draws and solid granite work surfaces with over hang for a stool seating area. Inset NEF 4 ring hob and fitted ceiling stainless steel contemporary extractor hood over. Further built in cupboards and draws, inset NEF electric oven, inset NEF microwave, built in fridge/freezer, built in stainless steel effect roller door unit, further solid granite work surfaces with inset 1 1/2 bowl sink and drainer with mixer tap over, built in dishwasher, built in washer/dryer under unit, ceiling spec lighting, tiled flooring, the remainder of the room is levelled to carpet with space for dining table and seating, 2x wall mounted radiators, 2x spectacular double height arched period windows.

## Cloakroom

A contemporary room with tiled floor to ceiling walls. Attractive alcove with blue LED spec lighting. Close coupled WC, wall mounted heated chrome ladder towel rail, glass basin sink with mixer tap over, wall mounted soap dish, wall mounted mirror, ceiling spec lighting and extractor fan.

## Stairs

Wooden spiral staircase with central aluminium pole and chrome handrail leads to the first floor with glass and wooden top panel. Glass panelled door with chrome handle leading to cinema/lounge.

## Lounge

Mezzanine room with full height windows down into the kitchen. Ceiling mounted TV unit, storage cupboard and spot lights.

## Bedroom 2

Secure restricted bedroom, velux windows, eaves storage, wall mounted radiator, door to ensuite, ceiling spec lighting.

## Ensuite 2

Tiled floor to ceiling walls, velux windows, wall mounted chrome heated ladder towel rail, close coupled WC, wall mounted wash hand basin, wall mounted mirror, large walk in shower. Mains shower in fully tiled surround with glass paneled concealing door opening, ceiling spec lighting and extractor fan.

## Bedroom 1

Tiled ceiling room with contemporary down spec lighting, velux window, eaves storage, wall mounted radiator, double doors to ensuite.

## Ensuite 1

Tiled floor and fully tiled walls, wall mounted chrome ladder heated towel rail, close coupled WC, wall mounted wash hand basin, wall mounted mirrored cabinet, shaver point, walk in shower cubical with double glass sliding doors.

## Communal Gardens

Delightful well maintained gardens are located at the rear of the property which are private to Grange residents.

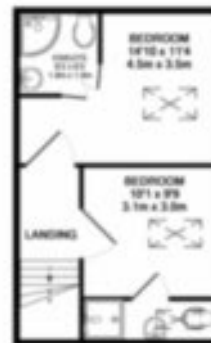
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1ST FLOOR  
APPROX FLOOR  
AREA 200 SQ FT  
(20.0 SQ M)



GROUND FLOOR  
APPROX FLOOR  
AREA 300 SQ FT  
(29.0 SQ M)  
TOTAL APPROX FLOOR AREA 500 SQ FT (49.0 SQ M)  
Measurements are approximate. See for details. Excludes balconies and  
Roofs with 100mm D.P.



2ND FLOOR  
APPROX FLOOR  
AREA 80 SQ FT  
(8.0 SQ M)



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.