

FORE STREET, EXETER, EX4 3AT

GUIDE PRICE £350,000



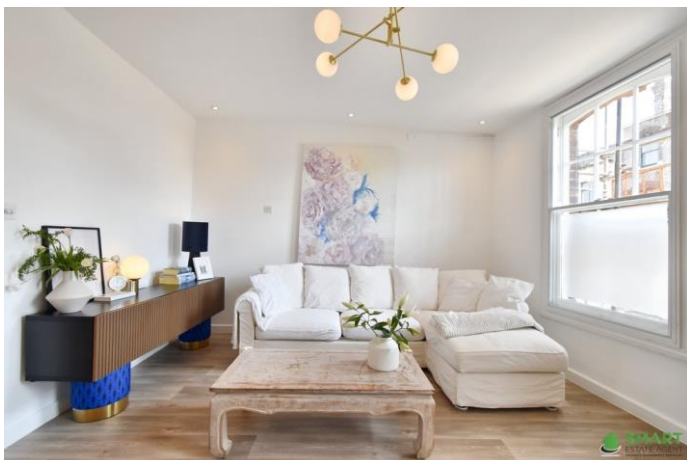


Nestled within the vibrant heart of Exeter City Centre lies a meticulously positioned and generously proportioned three double bedroom bedroom maisonette, truly representing sophistication and convenience. Spanning over two floors, including two bathrooms this property boasts lofty ceilings and period details that add a timeless allure. This property will suit a buyer looking for a fantastic investment or a home which offers both space and charm.

The property: Front door into communal hallway, inner front door with stairs up.

LANDING Door leading to first floor living room, kitchen and bathroom.

LIVING ROOM A beautiful, large, light room with original feature fireplace with oak surround, beautiful decoflair Ceiling design, picture rail, large double glazed windows to the front aspect, lovely views of the neighbourhood and surrounding areas, radiator.



KITCHEN A selection of wall and base units, Lamona electric oven, electric hob with extractor hood, gold stainless steel sink with mixer tap. Integral dishwasher, room for fridge/freezer, more fitted storage and window to rear aspect with lovely views over the Methodist Church Centre.

Ample Space for family dining table.

BATHROOM A very attractive modern suite with large, fully tiled shower with curved shower screen, pedestal wash hand basin, low level WC, extractor fan.

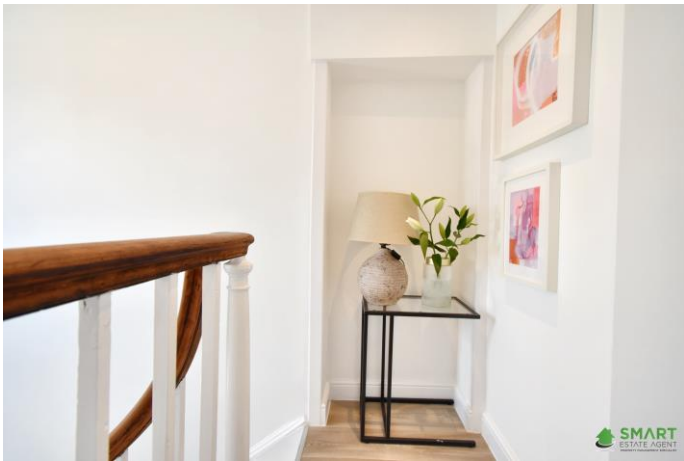
STAIRS TO NEXT FLOOR Large open landing with doors leading to bedrooms and family bathroom. Two windows to the rear allowing light to flow through. Attic hatch location for storage.

BEDROOM ONE A large double bedroom, original fireplace, large window with views to the front aspect, radiator.

BEDROOM TWO A large double bedroom, closed fireplace, window with views to the rear aspect, radiator.

BEDROOM THREE Another double bedroom with window looking to the front of the property. Radiator.







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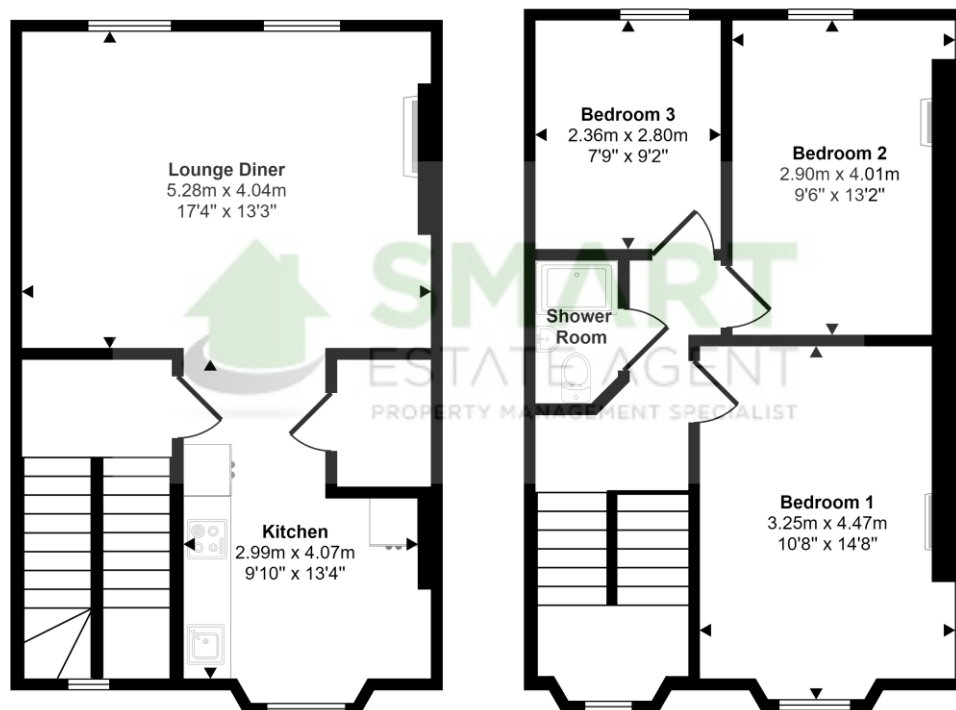


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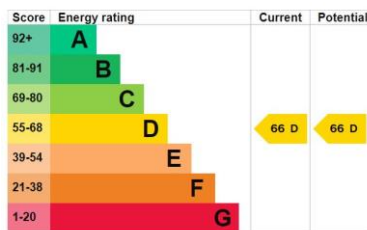
Approx Gross Internal Area
89 sq m / 961 sq ft



First Floor
Approx 44 sq m / 472 sq ft

Second Floor
Approx 45 sq m / 489 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The shops, bars and restaurants of the city centre are all on its doorstep, including the High Street and Princesshay, with its selection of well-known retail outlets, while there are also plenty of independent retailers and boutiques in the smaller streets off the High Street.

The area has plenty of leisure and cultural activities to choose from, with theatres, museums, galleries and cinemas, as well as tennis clubs, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of Exeter city centre.

The area offers excellent transport links and Exeter's four mainline train stations are all within easy reach of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington.

The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.

The region is well served by good schools such as Exeter College and St Leonards C of E Primary School, both rated 'Outstanding' by Ofsted, as well as the independent Exeter Cathedral School and The Maynard School.

The world-renowned University of Exeter is also just a mile from the property.