



East of **EXE**
ESTATE AGENTS

Lower North Street
Exeter – OIEO £400,000

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This charming end-of-terrace townhouse, dating back to the 1750s, is a unique example of historical character blended with functional living spaces. Spread across three storeys, the property features four generously sized bedrooms, a loft room, and a selection of charming period details such as exposed beams, wooden floorboards, and feature fireplaces. Set in an enviable location overlooking a landmark bridge and with easy access to the city's vibrant centre, this home offers a rare opportunity to own a piece of Exeter's history.

Three Storey Town House | Period Property | Filled with History & Character | Kitchen Diner | Lounge | Loft Room | Beautiful Tiered Garden | Central location | Four Bedrooms | Two Bathrooms

DESCRIPTION

Steeped in history and character, this end-of-terrace townhouse boasts origins that may date back to the railway housing era of the 18th century. Its unique triangular chimney stack, extending through all three storeys, creates striking feature fireplaces in various rooms, contributing to the property's undeniable charm.

GROUND FLOOR

The ground floor welcomes you with a warm kitchen-diner, ideal for gatherings, and a cozy lounge adorned with exposed beams and floorboards. Ascending to the first floor, you'll find a spacious master bedroom with an en-suite shower room, a second bedroom, and a family bathroom complete with a shower over the bath.



SECOND & THIRD FLOOR

The second floor provides two additional good-sized bedrooms, each with distinctive features, while the loft room on the third floor offers a quirky and versatile space tucked neatly into the eaves. Between the floors, the property's steep, narrow, and winding staircase serves as a reminder of its historical origins, adding character but requiring careful navigation.

With its captivating views of the old iron bridge and thoughtful balance of modern comfort and traditional charm, this house is a truly distinctive home in Exeter's historic landscape.

GARDEN AND GROUNDS

The rear garden, arranged over three tiers, is a delightful retreat filled with colour and natural beauty. The first tier is awash with vibrant flowers and shrubs, creating a picturesque setting in the afternoon sun. On the second tier, a charming pond offers a tranquil focal point, while the top tier features a seating area ideal for enjoying sweeping views of the house and catching the last rays of the day. This thoughtfully landscaped garden perfectly complements the property's character and provides a serene escape in the heart of the city.

LOCATION

Situated in a prime location opposite Exeter's historic iron bridge, this property offers unparalleled access to the best of city living. A short stroll leads you to the bustling city centre, where you'll find an array of shops, restaurants, and cultural landmarks.





EPC to be added when renewed

Council Tax - C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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