4 Colleton Row
St Leonards
Exeter  EX2 4AT

Offers in the Region Of £295,000

In brief…

- A CHARMING GRADE II LISTED PERIOD HOUSE OFFERING ACCOMMODATION OF GREAT CHARACTER ARRANGED OVER 4 FLOORS
- SUPERB LOCATION IN ST LEONARDS CLOSE TO THE QUAY AND CITY CENTRE
- FINE DOUBLE ASPECT SITTING ROOM (FORMERLY 2 ROOMS)
- ATTRACTIVE KITCHEN/DINING ROOM
- BATHROOM
- 3 BEDROOMS INCLUDING ATTIC ROOM
- SUNTRAP COURTYARD GARDEN
- DWE05279
Worth viewing because…

This represents a very rare opportunity to buy a well located period house, tucked away in a most peaceful backwater and within only moments of the quay and river and also the city centre itself.

The house has attractive accommodation which enjoys a south westerly aspect at the rear and includes a good sized kitchen/dining room, a beautifully proportioned and sunny sitting room and there are three bedrooms in all including an attic room which enjoys views of the quayside.

In more detail…

We are delighted to be able to offer this charming period house which enjoys a quiet and most desirable location in St Leonards within only moments of the quay and city centre.

The property offers tastefully presented and well maintained accommodation arranged over four floors and boasts a number of character features throughout. The ground floor includes a beautifully proportioned reception room which was previously two rooms and is a bright and sunny room enjoying a south westerly aspect. There are two fireplaces, one fitted with a period cast iron grate complete with Victorian tiles and the second fitted with a superb woodburner. Stairs from the hall lead down to a good sized kitchen/dining room which has a lot of character with ceiling beams and the kitchen area is fitted with an extensive range of cream coloured units. Beyond this is a lobby which leads out to the courtyard garden at the rear and then the bathroom is fitted with a white suite and has the roof planted with sedum. The first floor includes two bedrooms, the one at the front is of a good size and has a pretty cast iron grate whilst the second bedroom again enjoys a sunny southerly aspect. The attic has been converted into a third bedroom which has sloping ceilings giving it great character and there is a rooflight at the rear enjoying a view over rooftops to the river, quayside and beyond to hills in the distance.

As already mentioned there is a delightful suntrap courtyard garden at the rear and this location benefits from being a residents/metered parking zone.

This delightful property has a great deal of charm and character as well as a homely atmosphere and is therefore thoroughly recommended by the owners sole agents who describe this as an incredible opportunity.
What the owner likes…

“What the location is so convenient for the city centre which is within only a few minutes walk and it is so nice to walk down to the quay on a summers evening and enjoy a pizza and a glass of wine. The house has been perfect for bringing up my family and I will find it a huge wrench moving away from Exeter”

Bear in mind…

“This is one of the most desirable locations in the city, with the quay literally just around the corner and where properties rarely come on to the market and when they do they sell exceedingly fast.

“This property offers excellent accommodation which includes a good sized kitchen/dining room, a superb reception room, up to three bedrooms, and a sunny courtyard at the rear.”
The location...
Colleton Row is located off of Melbourne Street in the St Leonards part of the city. The one way traffic system makes this a remarkably peaceful corner of the city and yet it is within an easy walk of Southernhay, the Cathedral, Princesshay and the High Street. Cafes and bars and water sport opportunities are available on The Quay which again is only moments away. In addition, being in St Leonards, the Nuffield and Wonford hospitals are within easy reach as are public and private schools for children of all ages.

DIRECTIONS
From the city centre, drive down South Street and at the junction proceed across into Holloway Street. In the dip turn right into Melbourne Street, pass The Hour Glass pub and Colleton Row is then on the left.

Accommodation

Entrance Hall
Sitting Room: 19' 3" x 10' 6" (5.87m x 3.20m) overall reducing to 8' 7" (2.61m) plus the sides of each chimney

From the Hall Stairs lead to the:
Kitchen/Dining Room:
The Dining Area: 6' 4" x 9' 3" (1.92m x 2.83m)
The Kitchen: 12' 6" x 10' 1" (3.81m x 3.07m)

Rear Lobby
Bathroom

First Floor Landing
Bedroom 1: 14' 10" max. into recess x 8' 6" (4.51m x 2.60m)
Bedroom 2: 8' 8" overall plus recesses x 10' 2" (2.63m x 3.10m)

Attic Bedroom: 12' 4" x 9' 7" (3.77m x 2.91m)

Outside:
Courtyard garden

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.

As a member of Property Sharing Experts, we'll market your property through over 80 member offices across the southwest – and through the new Distinctly Westcountry office in Central London.

More details from...
20 Queen Street
Exeter
EX4 3SN
01392 259395
property@whittonandlaing.com
www.whittonandlaing.com