



East of 
ESTATE AGENTS

Northenhay Lodge
Exeter City Centre £269,950

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Located in the very centre of Exeter and barely a minute's walk from Exeter Central Station, Northernhay Lodge, at Northernhay Gate is an elegantly refurbished Grade II Listed Lodge House sitting at the gated entrance to Exeter's beautiful Northernhay Gardens. The property offers a wonderful period feel, with exposed stone, leaded crittal windows and stained glass entrance combined with light decor of whites, creams & pastel blues. It is finished to a high standard throughout, with fitted kitchen/diner, sitting room, double bedroom, entrance hall, utility area, bathroom and gas central heating. The property also enjoys a fully enclosed private garden, beautifully landscaped and well stocked, in addition to a private driveway with parking for 2 vehicles. Northernhay Lodge presents as a fantastic opportunity for a first time buyer, second home/pied-a-terre or a holiday letting investment opportunity.

Detached | 1 Double Bedroom

| City Centre Location | Beautiful Private Garden

| Dual Aspect Kitchen/Breakfast Room

| Reception Room | Utility Area | Bathroom

| Gas Central Heating | Driveway Parking

Approach

Driveway with planted borders and paved pathway leading to the covered porch with stained glass front door opening into:-

Entrance Hall

Dual aspect hall with window to side over patio and two windows either side of the front door onto drive, fitted wardrobe cupboards, wall mounted radiator with coat hooks over, feature stone wall, burglar alarm control box, pendant light and door into:-

Reception Room

Window to front over drive, electric fireplace, wall mounted radiator, door into bedroom, loft hatch, spot lights and door into:-



Kitchen/Breakfast Room

Dual aspect room with windows to front and rear over drive and garden. Range of painted shaker style wall and base with laminate work tops over, stainless steel one and a half bowl sink and drainer, electric fan oven with 4 ring gas hob and extractor hood over, built in fridge, cupboard housing combination boiler, tiled flooring, wall mounted radiator, spot lights and loft hatch.

Bedroom

Dual aspect room with windows to rear and side over garden, wall mounted radiator, painted beam, ceiling light and glazed door into:-

Utility Area/ Rear Porch

Glazed door to side opening onto the garden. Base and wall units with space and plumbing for washing machine, electric wall mounted radiator, tiled splash backs, ceiling light and door into:-

Bathroom

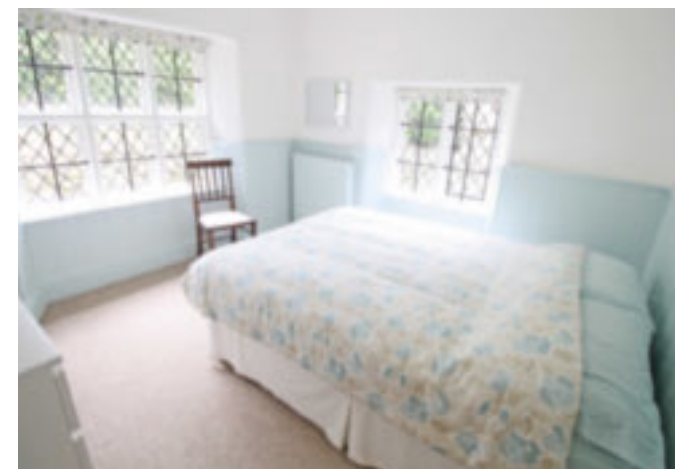
Double glazed frosted window to side aspect. Suite comprising vanity unit with inset wash hand basin and WC, bath with shower attachment, chrome towel rail radiator, vinyl flooring, extractor fan and ceiling lights.

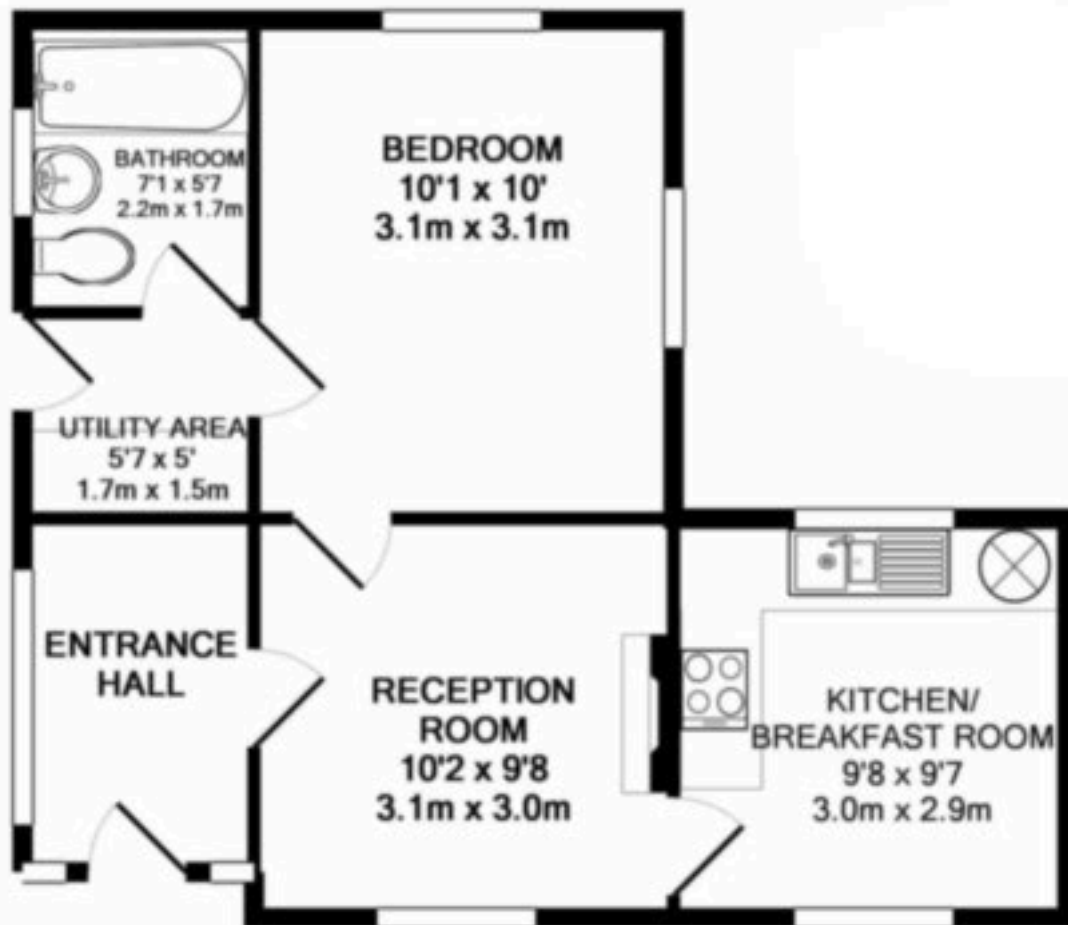
Garden

To the side and rear of the property are split level landscaped gardens with access from either side to the front of the property, paved seating areas, outside tap and garden shed.

Parking

At the front of the property is the driveway offering parking for 2 cars in tandem.





TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.9 SQ.M.)



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East of **EXE**

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.