

# HUNTERS®

HERE TO GET *you* THERE



## Melbourne Street

Exeter, EX2 4DF

£300,000



Council Tax: C



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## ENTRANCE HALL

Via private door, private entrance and staircase leading to the first floor landing.

## FIRST FLOOR LANDING

Space for hanging coats, radiator, window to the front aspect and doors to first floor rooms. Stairs to second floor.

## LIVING SPACE

measures - 21' 7" (at largest point) narrowing to 14' 7" x 16' 8" (at largest point) narrowing to 13' 0"

Open plan living accommodation - the kitchen has matching eye and base level units, rolled top work surfaces with tiled splash back. Integrated electric oven and gas hob (extractor over), window to the front aspect, space for fridge freezer. The combi boiler is housed within a kitchen cupboard. There is an opening to the lounge/ dining room with space for dining table and chairs, window to the front and space for living room furniture.

Agents note: the vendor has informed us that this room could be extended into the bedroom to allow additional living space.

## BEDROOM

11'8" x 9'10" (3.56 x 3.00)  
Window to front and radiator.

## SHOWER ROOM

Matching white suite comprising enclosed shower cubicle with electric shower, WC, sink unit with taps over and obscured window.

## SECOND FLOOR LANDING

Storage cupboard, loft access and doors to upstairs rooms.

## BATHROOM

Matching white suite comprising panelled bath, with shower over and mixer tap over. WC, sink unit with taps over, wall mounted towel heater and obscured window to the front.

## BEDROOM

14'9" x 8'5" (4.49 x 2.57)  
Window to rear and radiator.

## BEDROOM

13'1" x 12'2" (3.99 x 3.71)  
Window to rear and radiator.

## BEDROOM

12'1" x 8'5" (3.68 x 2.57)  
Irregular shaped, space for wardrobes, window to front and radiator.

## OUTSIDE

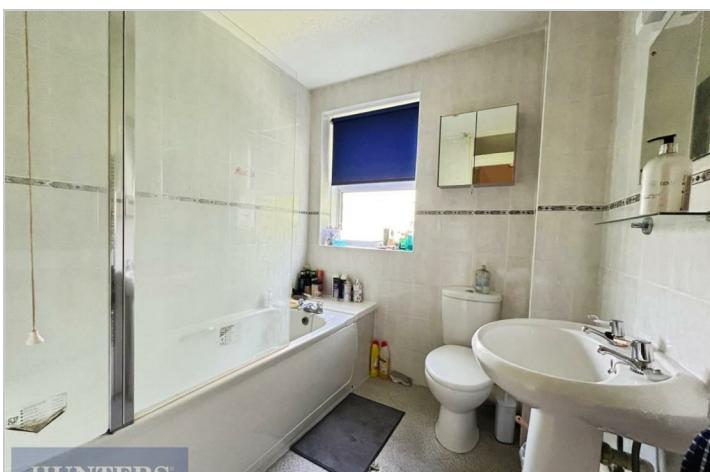
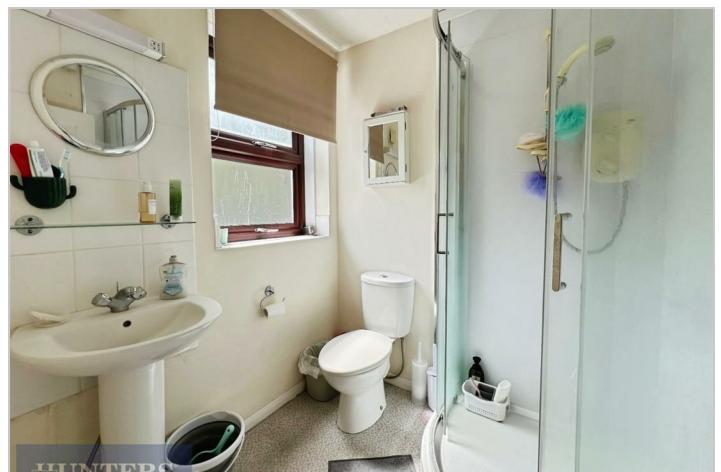
Around the building there are communal gardens, scattered with mature shrubbery and trees. There are stairs leading to a communal car park which is solely for the use of the residents via a permit. There is available parking for two cars with this property on a 'first come first served' basis.

Situated in the heart of Exeter on Melbourne Street, this charming maisonette offers a perfect blend of modern living and convenience. With four generously sized double bedrooms, this property is ideal for families or those seeking ample space for guests. The open-plan living area creates a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

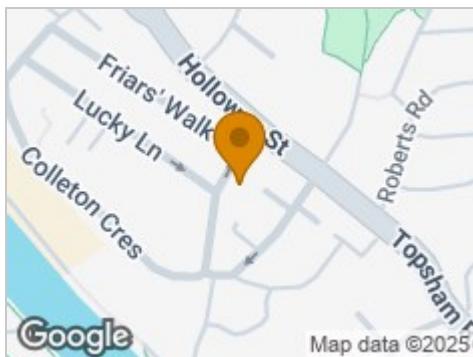
The maisonette boasts two well-appointed bathrooms, ensuring that morning routines are a breeze for all residents. Additionally, the property benefits from parking for up to two vehicles, a rare find in such a central location.

Situated just a short stroll from the picturesque Quay and the vibrant city centre, you will find yourself surrounded by an array of shops, restaurants, and cultural attractions. This sought-after area is not only perfect for enjoying the local amenities but also presents a fantastic investment opportunity, especially as it is chain-free.

The communal gardens provide a lovely outdoor space for residents to unwind and enjoy the fresh air. This property truly encapsulates the essence of city living while offering the comfort and space that modern families desire. Don't miss the chance to make this delightful maisonette your new home.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



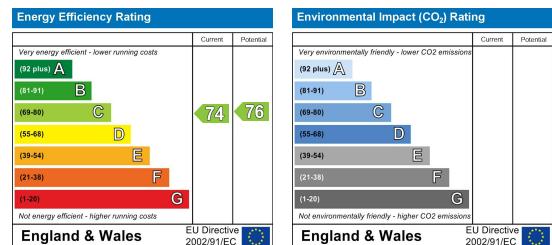
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows and any other items are approximate only and should not be relied upon for legal, construction or investment purposes. This plan is for illustrative purposes only and should not be used as basis by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.