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£169,950

27 The Mint, City Centre, Exeter, Devon, EX4 3BL

2 Double Bedrooms. Spacious Lounge Diner. Modern Kitchen and Bathroom. Communal Gardens. Lots of Character. Superb City Centre Location.

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2 Bed, City Centre

This delightful 2 bedroom chapel conversion is ideally located in Exeter's city centre within walking distance of Exeter High Street, the cathedral, Exeter Quay and many other shops and amenities. The property is part of a Grade II listed building that originates from the early 18th century and was converted into separate dwellings approximately 10 years ago.

Internally the accommodation briefly comprises a modern kitchen, impressive lounge diner, two double bedrooms and a bathroom. Outside there are communal gardens with flowerbeds, a seating area, some grape vines as well as a useful bike storage area.

This property has been modernized to a good standard whilst still maintaining its character and charm and offers comfortable living space in an extremely convenient city centre location. Further viewing is highly recommended.

The Accommodation Comprises:

Entrance

A metal security gate gives access to the communal gardens that belong with this property. A Tudor cobbled path with stocked flowerbeds either side leads to some steps where there is a shingle path with paving leading to the front door. A glass panelled wooden front door opens into the kitchen.

Kitchen

12' 11" x 6' 0" (3.95m x 1.83m) max

A fitted kitchen comprising matching base and wall storage units, roll edge worktops with tiled splash back and a stainless sink and drainer with mixer tap over. There is also an integrated electric oven, four ring gas burner with extractor fan over, spaces for a fridge and washing machine, and a wall mounted combination boiler that has been regularly serviced. This room has a high ceiling with a Velux skylight providing natural light and there is a doorway leading into the lounge diner.

Lounge Diner

29' 5" x 9' 8" (8.99m x 2.96m) max

A spacious lounge diner with a feature fireplace with exposed stone and brickwork, wood laminate flooring, two gas central heating radiators and a large window with sill at the far end making a lovely additional feature. Stairs with a storage cupboard underneath lead up from this room to the first floor.



Stairs and Landing

Stairs with wooden banisters lead up from the lounge diner to the first floor landing with doors leading off to the two double bedrooms and the bathroom.

Bedroom 1

12' 4" x 9' 8" (3.78m x 2.97m) plus recessed window

A spacious double bedroom with decorative corning, dimmer lights, a gas central heating radiator and a large recessed window with sill to the side aspect.

Bathroom

A modern white bathroom suite comprising a close coupled WC, pedestal wash hand basin with tiled splash back and a panelled bath with an electric shower over and tiled surround. There is also an extractor fan, spotlights, a hatch to the spacious loft and a gas central heating radiator.

Bedroom 2

9' 7" x 8' 5" (2.93m x 2.59m) max

A second double bedroom with decorative corning, dimmer lights, a gas central heating radiator and a recessed window to the side aspect.

Outside

The communal garden area features various flowerbeds with pathways in between, a seating area with grape vines, a communal bike storage area and a security gate at the front providing access.

Other Information

This is a leasehold property with approximately 90 years remaining on its lease. There is also a monthly maintenance charge of approximately £55 per month which covers ground rent, building insurance and the upkeep of the communal areas.

