



Albion Place, Exeter, EX4 6LH

A generous sized three story Grade II Listed townhouse which has been beautifully modernised by the current owners. The property includes large sitting/dining room, kitchen, bathroom, three double bedrooms and gardens to the front and rear.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



The Property:

Accommodation; Front door opens into...

Entrance Porch with original stained glass door into entrance hallway. Under stairs storage cupboard with doors to;

Kitchen: Selection of wall and base units with work surface, wine rack, pull out larder, built in oven and gas hob with extractor over. Built in shelves with baskets. One and a half enamel sink with mixer tap, room for washing machine and fridge freezer. Window and back door to side access, radiator

Sitting/Dining Room: Lovely light room with original French doors opening onto the front garden. Feature period cast iron fireplace, built in cupboards. The dining area is a good size, window overlooking the rear garden, picture rail, original cupboards, radiator.

First Floor landing:

Window overlooking the rear aspect, doors to;

Bedroom One: Good sized bedroom with window to front aspect. Feature period cast iron fireplace, built in cupboards, radiator.

Bathroom: Modern white suite consisting of shower with rainwater shower, stand alone bath, wash hand basin in vanity unit, low level WC, heated towel rail. Cupboard housing Worcester boiler, shelves, large heated towel rail, window to rear aspect.

Stairs up to second floor;

Bedroom Two: Another large double with window to front aspect, period fireplace, radiator.

Bedroom Three: Double bedroom with window to rear aspect, built in cupboard, loft access, radiator.

Outside:

To the front of the property is a lovely mature garden, Veranda with original tiled flooring below, patio area, outside tap. To the rear of the garden is an enclosed decked courtyard which is accessed via the kitchen. Built in seating and useful storage area.



At a glance....

- Charming Grade II Listed House
- Three Double Bedrooms
- Quiet City Centre Location
- Beautifully Renovated by the Current Owners
- Lovely Front and Rear Gardens
- Wonderful Original features
- No Chain

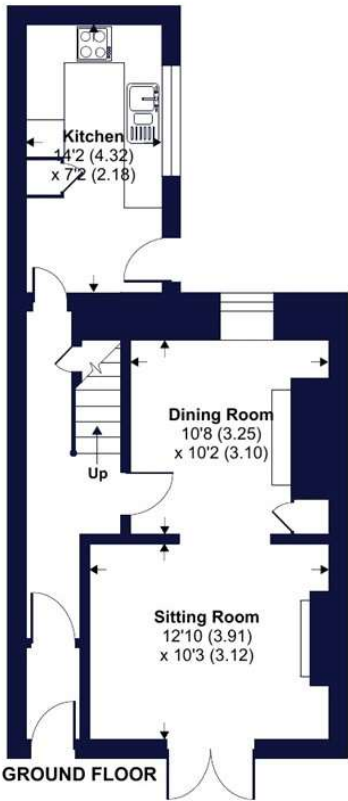
PROPERTY INFORMATION:

- Freehold
- Council tax Band: C
- Mains electric, gas, water and drainage.

Albion Place, Exeter, EX4

Approximate Area = 1142 sq ft / 106.1 sq m
 Limited Use Area(s) = 32 sq ft / 3 sq m
 Total = 1174 sq ft / 109.1 sq m

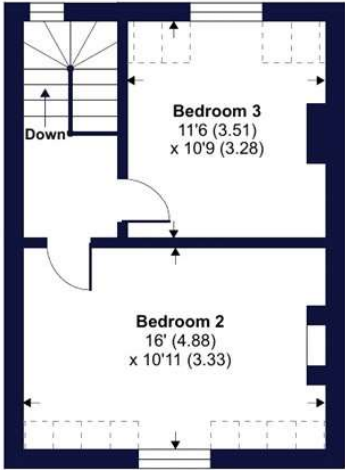
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2022. Produced for Winkworth. REF: 987043.



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



Crediton: 01363 773757
 crediton@winkworth.co.uk

Exeter: 01392 271177
 exeter@winkworth.co.uk

Tiverton: 01884 675 675
 tiverton@winkworth.co.uk