

Friars Green, Exeter, EX2 4DB

Guide price: £865,000

A handsome Grade II listed three-bedroom adjoined house located overlooking the historic Exeter Quayside with off-road parking and a large private garden.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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



A rare opportunity to purchase an immaculately presented waterside home, overlooking the beautiful and historic Exeter quayside. The property boasts three bedrooms, modern kitchen, two reception rooms, off-road parking and a stunning south facing garden in the most sought-after area of Exeter, with private pedestrian access at the rear to Quay Lane.

History:

Acacia house dates back to the mid-19th century. The property was sympathetically renovated and extended in 2014. During the current ownership the property has undergone many further improvements creating a stunning period property.

Ground floor:

The property is accessed via a flat stone and gravel path with no steps.

Sitting Room: Large bay window overlooking the garden, secondary glazing, venetian shutters, picture rail, carpet flooring, radiator and feature fireplace with gas log effect wood burner.

Kitchen: Engineered oak flooring, wall and base storage units, Solid granite work surface including breakfast bar, four ring induction hob, extractor fan, sink/drain. Fitted appliances include fridge/freezer, double Neff eye level ovens with microwave and grill function, plate warmer and dishwasher.

Dining room: Engineered oak flooring, radiator, floor to ceiling windows flanking double French doors leading onto the patio area and private garden.

Utility: Wood effect laminate flooring, wall and base storage units with roll-top slate effect laminate work top surface, space and plumbing for a standalone washing machine.

Bedroom one: Large double bedroom, bay window, secondary glazing, venetian shutters, picture rail, carpet flooring, radiator, storage cupboard and feature fireplace.

Ensuite: Stand in shower cubicle, low level W/C, wash basin, heated towel rail and wood effect ceramic tile flooring.

First Floor:

Bedroom two: Large double bedroom, bay window with views over the quay, secondary glazing, venetian shutters, carpet flooring, radiator, built in wardrobe and feature cast iron fireplace.

Bedroom three: Large double bedroom, bay window with views over the quay, secondary glazing, venetian shutters, carpet flooring, radiator, built in storage cupboard and feature cast iron fireplace.

Bathroom: Free standing roll top bath, bidet, stand in shower cubicle, low level W/C, wash basin and wood effect ceramic tile flooring.

Outside:

A garden of this size and privacy in the heart of Exeter is special.

The garden is south facing and mostly laid to lawn with a paved path from the car park to the front door and continuing around to the side paved patio and rear double doors under the verandah. There is also a gravelled area to the side of the patio leading to a garden shed and a rear entrance solid oak gate.

The garden is well stocked with a large assortment of trees and plants including fruit and olive trees. Three sheds and a greenhouse provide ample storage space.

There is allocated off-road parking for one car



At a glance....

- Three bedrooms
- Two bathrooms
- South facing private garden.
- Off-road parking
- Waterside property overlooking the Historic Exeter Quay
- Immaculately presented.
- Grade II listed
- Private setting

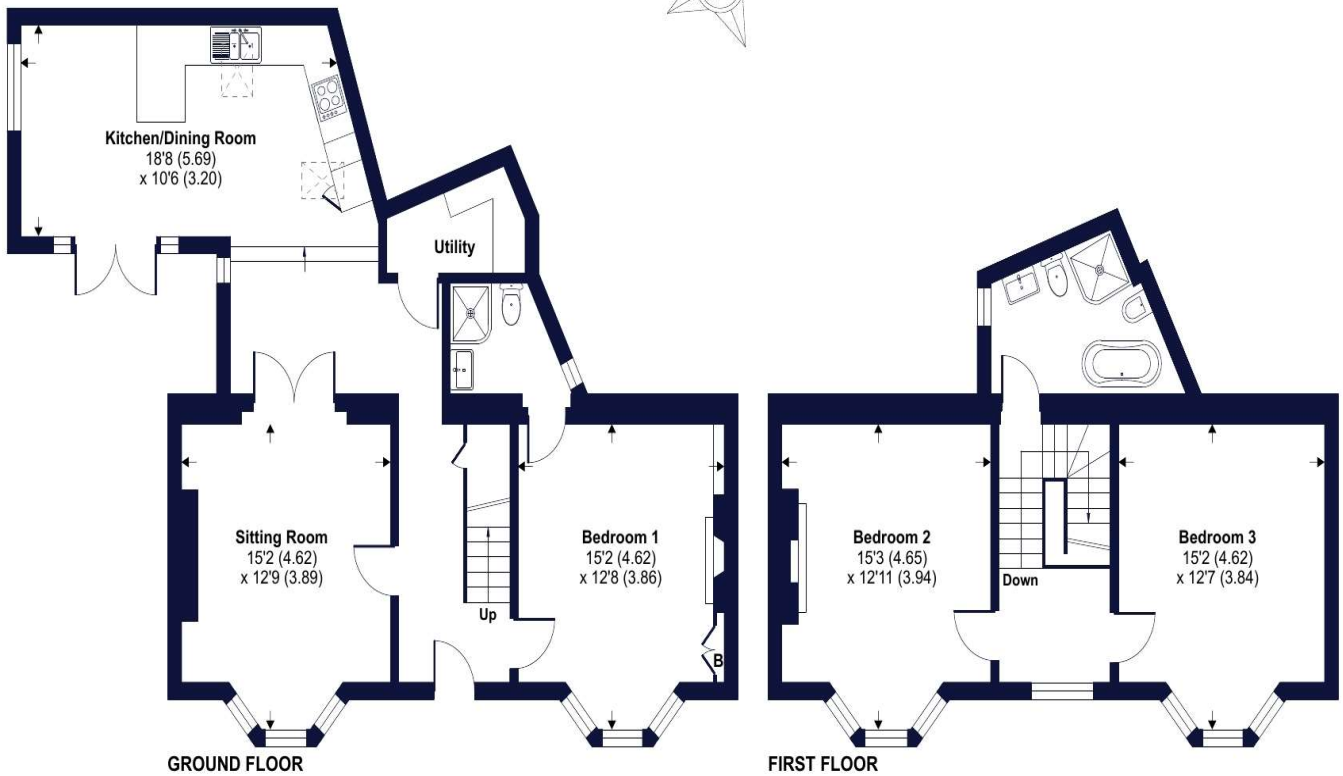
PROPERTY INFORMATION:

- Freehold
- Council tax Band: E
- Mains electric, gas, water and drainage.
- Broadband: Superfast broadband available (checked on openreach) fibre to cabinet
- Mobile: We understand that full mobile coverage is available (checked on Ofcom)
- Restrictive covenants: There are restrictive covenants on this property, please contact us for more information.

Friars Green, Exeter, EX2

Approximate Area = 1408 sq ft / 130.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Winkworth. REF: 1058801



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	78
D (55-68)	61
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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