



Fairpark Road, Exeter, EX2 4HL

£425,000

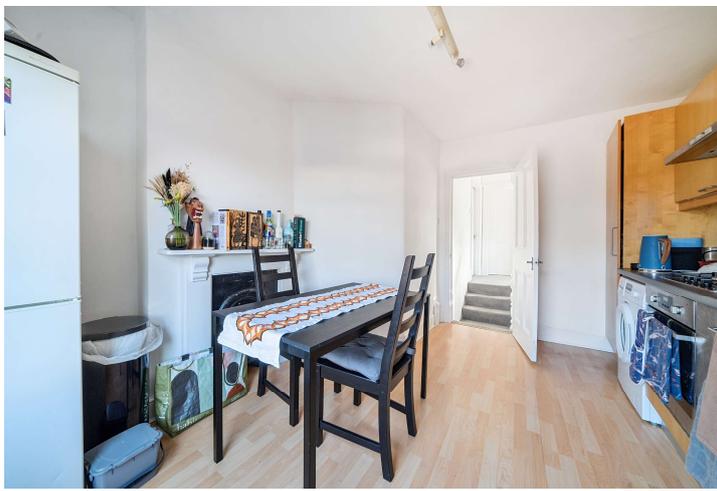
A beautifully presented deceptively spacious Victorian maisonette, situated in one of the most desirable Exeter residential areas. The highly attractive period property has three double bedrooms, two bathrooms, large sitting room, kitchen/dining room. Share of freehold and allocated parking space.

**Winkworth**

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Nestled within the vibrant heart of St. Leonards lies a meticulously positioned and generously proportioned three-bedroom maisonette, truly representing sophistication and convenience. Spanning over two floors, this property boasts lofty ceilings and period details that add a timeless allure. This property will suit a buyer looking for a fantastic investment or a home which offers both space and charm.

The property: Front door into communal hallway, inner front door with stairs up.

Landing, doors to sitting room bedroom two and kitchen/dining room.

**Sitting Room:** A beautiful, large, light room with original feature fireplace with marble surround, picture rail, large double glazed windows to the front aspect, lovely views of the neighbourhood and surrounding areas, radiator.

**Kitchen:** A selection of wall and base units, electric oven, gas hob with extractor hood, stainless steel sink with mixer tap. Original feature fireplace, room for fridge/freezer and dishwasher, window to rear aspect with lovely views over the park and neighbourhood, radiator.

**Bedroom Two:** Double bedroom, original feature fireplace, lovely views to rear of the property, radiator.

**Bathroom:** Panelled bath with shower over, basin, low level WC, mirrored cupboard, window to front aspect, radiator.

Stairs up...

Second Floor: Access to eaves storage.

**Bedroom One:** A large double bedroom, original fireplace, large window with views to the front aspect, radiator.

**Ensuite:** A very attractive modern suite with large, fully tiled shower, pedestal wash hand basin, low level WC, heated towel rail.

**Bedroom Three:** Another double with great views over the neighbourhood and park, radiator.

The flat features an allocated parking space behind the building allowing valuable off-road parking for one vehicle.

The property is for sale with share of freehold.

Tenure: Leasehold -

The lease is a 199-year lease from 25 December 1987

Ground rent currently at £30 per annum.

Council Tax Band: B



## At a glance....

- Share of Freehold
- Beautiful Three Bedroom Maisonette
- Three Double Bedrooms
- Bedroom One with En-Suite
- Good Sized Rooms
- Lovely Period Features
- In the Heart of St Leonards
- Tenant in Situ
- Allocated Parking Space

## PROPERTY INFORMATION:

- Share of Freehold
- Council tax Band: B
- Mains Electric, Gas, Water and Drainage
- The lease is a 199-year lease from 25 December 1987
- Ground rent currently at £30 per annum.
- Phone: Full coverage
- Internet: Ultrafast full fibre broadband up to 1800mbps is available. Fibre to the premise.



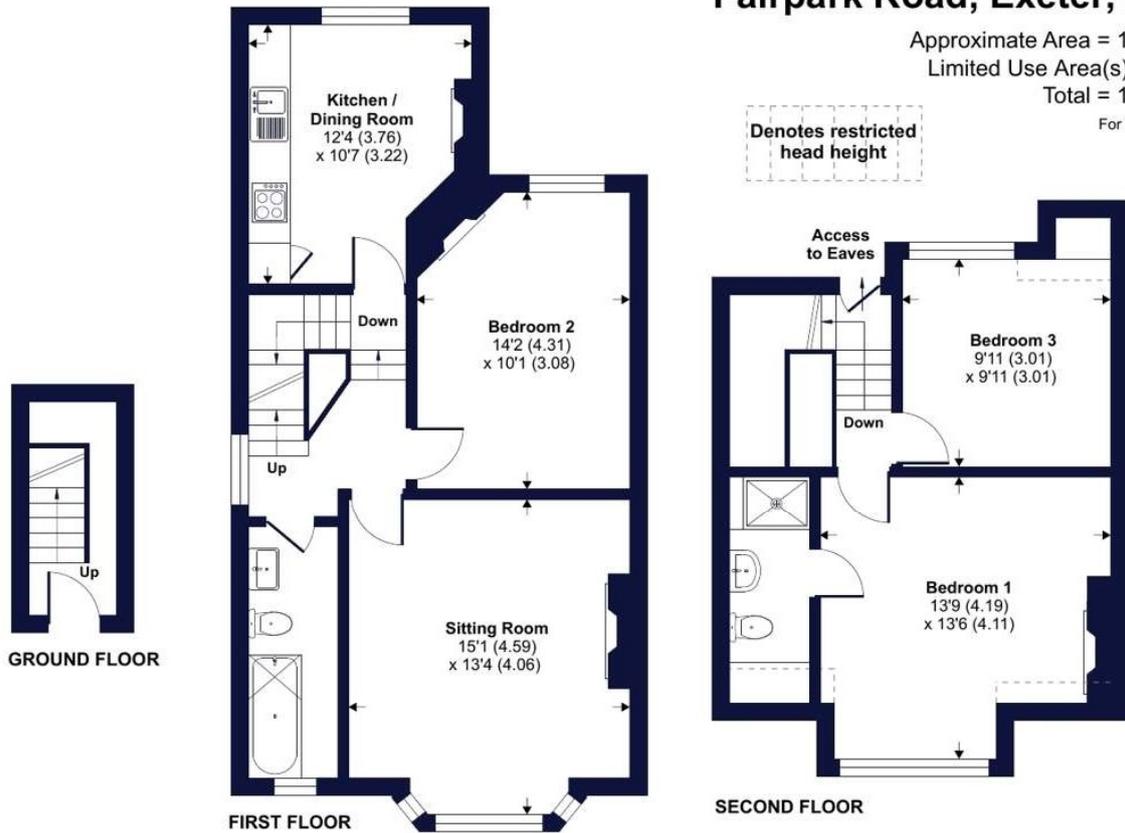
# Fairpark Road, Exeter, Devon, EX2

Approximate Area = 1014 sq ft / 94.2 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 1037 sq ft / 96.3 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). © nichecom 2024. Produced for Winkworth. REF: 1095472



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.



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