



CLARENCE PLACE

EXETER, EX4 6qn



Robert Williams

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“A hidden gem in a tucked away location close to the city centre. The lovely private garden is a stand out feature”.



CLARENCE PLACE

EXETER, EX4 6QN

A lovely one bedroom character cottage in a tucked away location close to the city centre. The property has a light modern feel and benefits from some fantastic features including a garden which is large for a house of it's size and location.

THE PROPERTY

Via a small porch, the front door leads into the living room which is bright and spacious with a front aspect window and a feature woodburner within the fireplace. Exposed floorboards and fitted shelves add to the cottage feel and an open staircase leads to the first floor.

At the rear of the living room a door leads through to the Kitchen/Dining area which has space for a small table and chairs. The kitchen is fitted with a range of modern base and wall units with stone effect roll edge work surfaces with cream tiled splashback. There is a single drainer sink unit and space for an electric cooker, fridge freezer and washing machine. The part vaulted ceiling has a large velux window which allows light to flood in.

At the top of the staircase is a rear aspect window and a door leading to the large double bedroom which has a front aspect window overlooking the garden. There is a large recess which is ideal for a wardrobe, and also some built in shelving.

The bathroom is off the bedroom to the rear and comprises a modern white three piece suite with mixer shower above the bath and glass screen. There is a storage cupboard housing Valliant gas combination boiler and slatted shelf.

Outside directly to the front of the property is a courtyard garden with low wall surrounding and laid mainly to gravel. Directly opposite the property to the other side of the pathway is a further private enclosed garden which is a lovely private space and a sun trap. It is surrounded by high bushes and fencing, and is laid to lawn. There is a useful garden shed included.





THE LOCATION

Clarence place is a small, pedestrian lane, off Well Street. It is only a short walk from Sidwell Street at the top end of the city centre. It is also within walking distance of the University of Exeter main campus and the RD&E hospital. A residents on street parking permit is available.

DIRECTIONS

From the High Street, proceed north and turn left onto York Road. Take the second right onto Well Street. Approximately 150m down the road on the right hand side is a left turn to Clarence place, just before the St Anne's Well Pub. The property is around 50m down the lane on the right hand side.



1  bedrooms 1  bathrooms
1  receptions 0  car spaces

Local Authority: Exeter City Council

Council Tax Band: B

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D



5 Clarence Place

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft

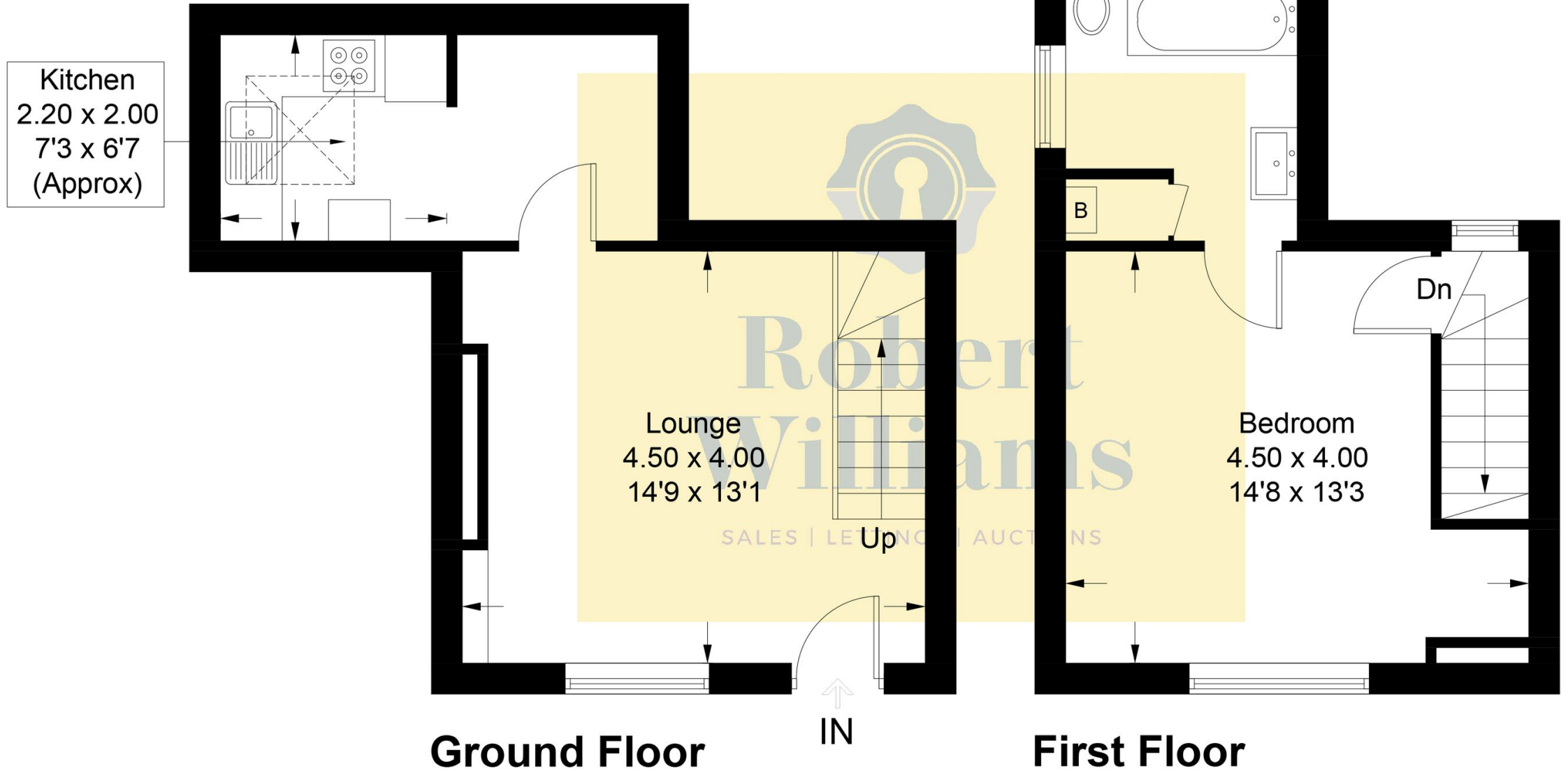


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