



4, Priory Gardens



4, Priory Gardens

Friernhay Street, Exeter, Devon EX4 3AP

Exeter Cathedral (0.3 Miles), Exeter Quay (0.5 Miles)

A well-positioned three-bedroom mid-terrace townhouse, set in the heart of Exeter city centre, enjoying views towards the historic St Nicholas Priory.

- City centre
- Off road parking
- Courtyard garden
- Three story townhouse
- Freehold
- No onward chain
- Three bedrooms
- Opposite the priory
- Council tax band: D
- EPC band: C

Guide Price £375,000

SITUATION

Priory Gardens occupies a highly convenient position within the centre of Exeter, placing a wide range of amenities within easy walking distance. The property lies just moments from the city's shops, cafés, restaurants and cultural attractions, making it an ideal base for those seeking the vibrancy of city living. The immediate outlook towards St Nicholas Priory provides a unique and historic setting, while excellent transport links, including the mainline railway stations and road connections, are all readily accessible.



DESCRIPTION

This mid-terrace townhouse is arranged over three floors and offers well-proportioned accommodation throughout. The property is presented in reasonable condition but could benefit from some updating, offering an excellent opportunity for purchasers to enhance and personalise the space to their own requirements. A particular feature is the generous living space to the rear, along with a private courtyard garden and the rare advantage of an off-road parking space in such a central location.

ACCOMMODATION

The ground floor comprises an entrance hall with a cupboard, a kitchen to the front with a window overlooking attractive gardens to St Nicholas Priory, and a good-sized sitting/dining room to the rear. This bright and spacious room features a large sliding glazed door opening directly onto the courtyard garden. On the first floor, there is a double bedroom positioned to the rear with two windows allowing for plenty of natural light, a family bathroom, and a third bedroom currently used as a home office which also has the view out to the gardens of St Nicholas Priory. The second floor provides a further double bedroom, together with access to useful loft/eaves storage.

OUTSIDE

To the rear is an enclosed courtyard garden, designed with low maintenance in mind and providing space for outdoor seating. The property also benefits from owning a private parking place, an increasingly valuable feature for a city centre home.

SERVICES

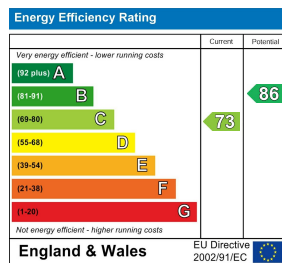
Utilities: Mains drainage, gas, electricity and water
Heating: Gas boiler
EPC: C(73)
Standard, Superfast and Ultrafast broadband available (Ofcom)
EE, Three, O2 and Vodafone network available (Ofcom)

AGENTS NOTE

There are a number of restrictive covenants, please enquire for further information.



A photograph of a small, enclosed garden area. The ground is covered in a thick layer of brown, fallen leaves. A small, round, light-colored table stands in the center. The garden is bordered by a wooden fence on the right and back, and a white wall on the left. A brick building is visible in the background behind the fence. A large, leafy green plant is growing over the fence.



01392 255202

