



Flat 4, Southview House Melbourne Place Exeter, EX2 4AX

Quietly situated in Melbourne Place, a highly sought after area of Exeter, this exceptional ground floor flat conversion presents a rare opportunity for discerning buyers. Just a stone's throw from the picturesque river Exe and the vibrant maritime quayside, this property is perfectly positioned for those who appreciate a lively atmosphere filled with an eclectic mix of cafes, restaurants, and bars. You can also pick up cycle paths to Double Locks, Turf Locks and the historic estuary town of Topsham.

This beautifully modernised apartment boasts two spacious double bedrooms and striking living accommodation, all enhanced by elegant high ceilings that reflect the charm of its period. The property has undergone a meticulous renovation, blending contemporary style with original features, ensuring a warm and inviting ambiance throughout. Upon entering, you are greeted by a private hall that leads to a utility room, spacious bath/shower room, stylish kitchen, and the magnificent lounge/diner. The kitchen is a chef's delight, equipped with 'slow close' cupboards, integrated appliances, and ample space for a large American-sized fridge/freezer, a wide alcove providing the perfect location with room to spare. A striking stained-glass window illuminates the passageway leading to the lounge/diner, which features a stunning Wren marble fireplace and two tall sash windows that offer south-facing views down to the river. Moreover, this well-appointed property benefits from the home comforts of gas central heating linked to 'Hive' ensuring warmth and energy efficiency throughout the seasons, controllable from your smart phone.

This property is not only a perfect home for professionals seeking a city-esque lifestyle but also an attractive investment opportunity for the rental market with Exeter's high street shops, the Cathedral, and the prime business district of Southernhay just a short walk away, as well as easy access to hospitals, St David's station and Exeter University.

Guide Price £295,000

Flat 4, Southview House Melbourne Place

Exeter, EX2 4AX



- NO ONWARD CHAIN
- Communal & Private Entrance Halls
- 2 Double Bedrooms
- On Street Residents' Permit Parking
- STUNNING GROUND FLOOR APARTMENT
- Magnificent Lounge/Dining Room
- Spacious Bath/Shower Room (4 piece suite)
- CLOSE TO RIVER AND EXETER QUAYSIDE
- Impressive Kitchen
- Gas Central Heating

Communal Entrance Hall

Annual Service Charge - £239.92 pcm.

Private Entrance Hall

Lease Information - 999 yrs

Lounge/Dining Room

17'11" x 14'10" (5.47m x 4.54m)

Kitchen

11'10" x 10'2" (3.63m x 3.10m)

Utility Room

6'0" x 5'8" (1.83m x 1.75m)

Bedroom 1

15'6" x 10'6" (4.74m x 3.22m)

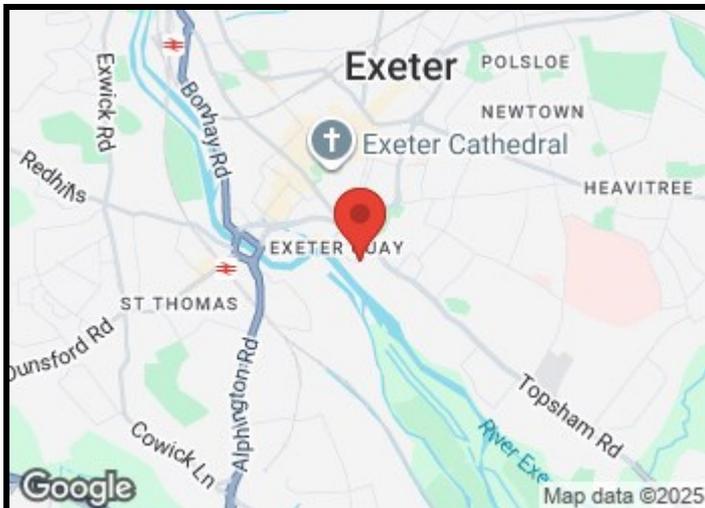
Bedroom 2

14'1" x 8'2" (4.31m x 2.50m)

Bath/Shower Room

13'0" x 5'3" (3.97m x 1.62m)

Permit Parking

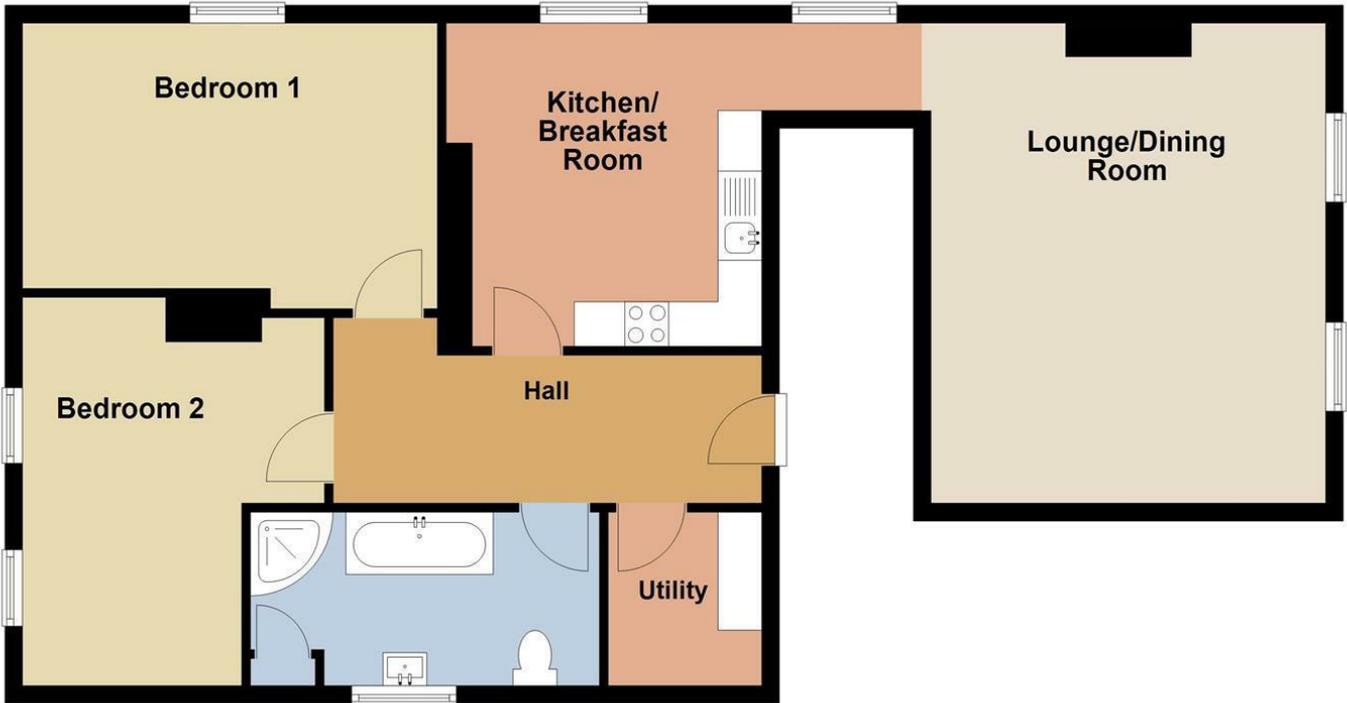


Directions





Floor Plan



Total area: approx. 88.9 sq. metres (957.0 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 67 | 72 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |