

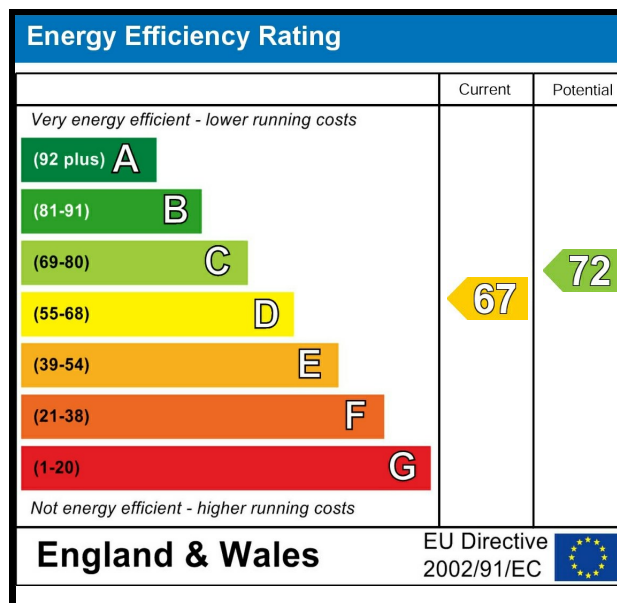
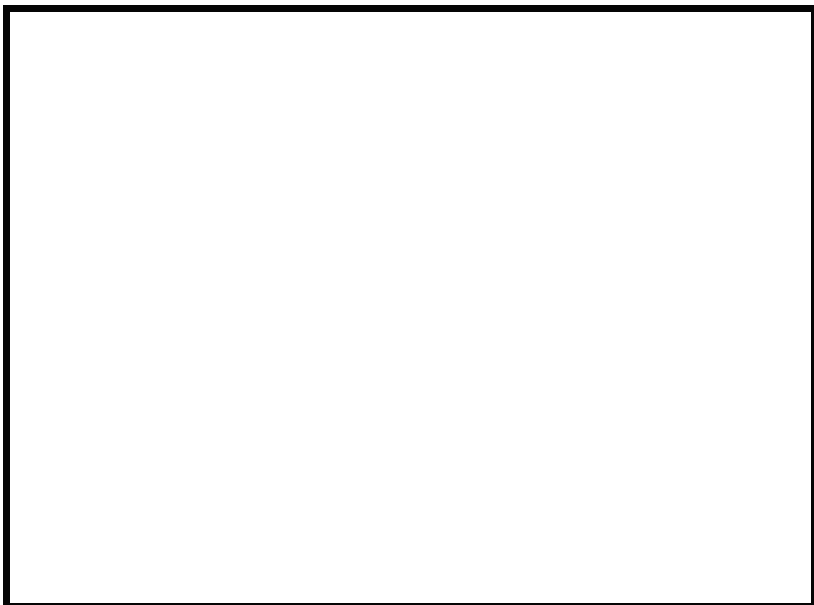


Flat 4, South View House Melbourne Place, Exeter, EX2 4AX

£295,000



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



## THE PROPERTY

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 ambience throughout. Upon entering, you are greeted by a private hall that leads to a utility room, spacious bath/shower room, a stylish kitchen, and the impressive drawing room. 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 drawing room, 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

## SITUATION

## Directions

