Burgoynes
ESTATE AGENTS

18 Melbourne Street

Exeter, EX2 4AU

Quietly situated in Melbourne Street, this impressive Grade ll listed period residence occupies a highly sought after area of Exeter with elegant living and bedroom accommodation spread over four storeys. This beautiful home comes with 3/4 bedrooms and presents a rare opportunity for discerning buyers looking to live close to the picturesque river Exe and vibrant maritime quayside which provides a lively waterside 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.
The 19th-century Hour Glass Inn on Melbourne Street enriches the community spirit in this friendly neighbourhood.

This well modernised property boasts a stylish bathroom on the first floor and a sizeable kitchen/dining room on the lower ground floor level with patio doors opening out onto the charming walled rear garden. The property has undergone a meticulous upgrade, 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 lovely lounge and study/4th bedroom. From here, stairs either lead you to the first and second floors or the lower ground floor kitchen/dining room. The kitchen is a chef's delight, equipped with 'slow close' cupboards, integrated appliances, and ample space for an American-sized fridge/freezer. Moreover, this well-appointed property benefits from the home comforts of gas central heating ensuring warmth and energy efficiency throughout the seasons.

Guide Price £450,000

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- IMPRESSIVE GRADE II LISTED RESIDENCE
- Lounge, Study/4th Bedroom
- Spacious Bath/Shower Room (4 piece suite)
- Residents' On Street Permit Parking
- CLOSE TO RIVER AND EXETER QUAYSIDE
- Kitchen/Dining Room, Cloakroom/WC
- Gas Central Heating, Fine Upper Floor Views
- Entrance Vestibule & Hall
- 3 Generous Bedrooms
- Charming Walled Garden (with rear access)

Entrance Vestibule

Entrance Hall

Lounge

12'9" x 14'0" (3.91m x 4.29m)

Study/Bedroom 4

8'3" x 8'7" (2.54m x 2.64m)

Kitchen/Dining Room

11'3" x 8'7" (3.43m x 2.64m)

Cloakroom WC

Landing

Bedroom 1

10'9" x 12'2" (3.28m x 3.73m)

Bathroom

Landing

Bedroom 3

6'9" x 11'3" (2.06m x 3.43m)

Bedroom 2

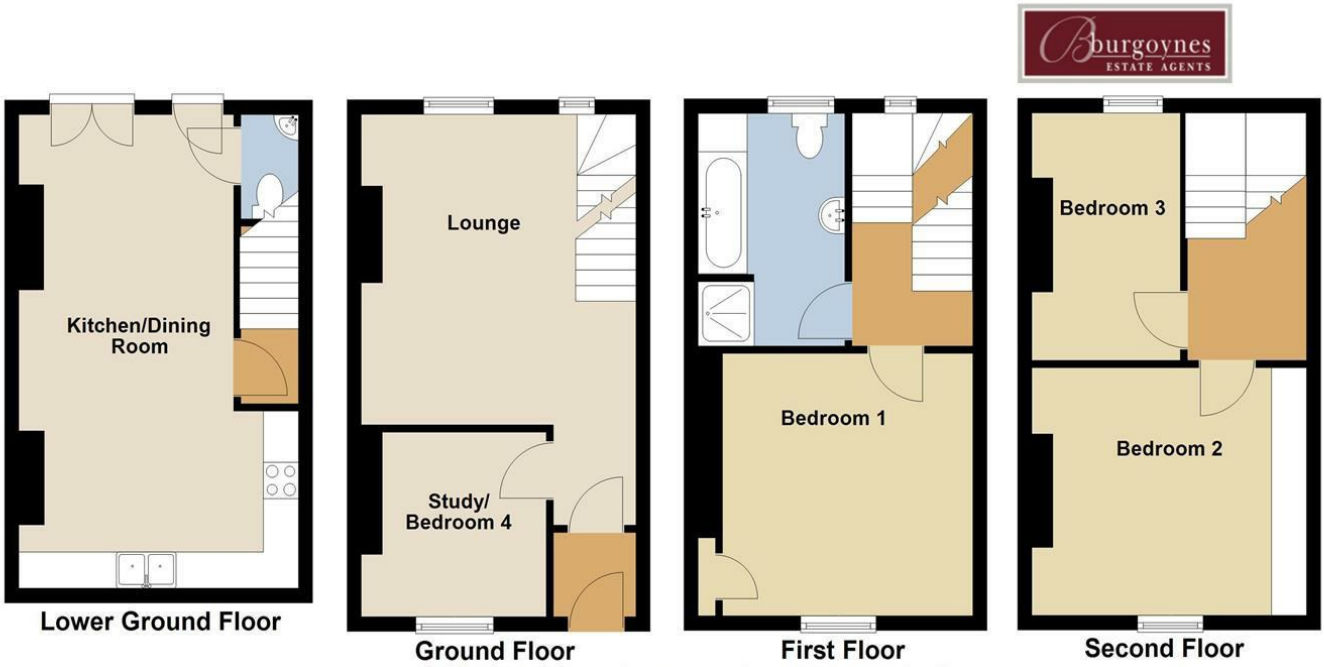
10'11" x 12'2" (3.35m x 3.73m)

Garden

Parking

Directions

Floor Plan



Total area: approx. 107.2 sq. metres (1153.5 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 responsibilty is accepted for any other use.

18 Melbourne Street, Exeter

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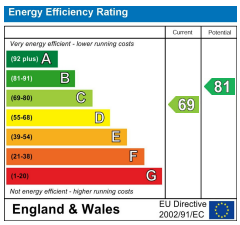

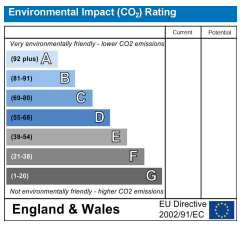

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