

8b, Colleton Crescent

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Exeter, Devon EX2 4DG

Exeter Quay (0.1 Miles), Exeter Cathedral (0.5 Miles)

An exceptional Grade II* listed lower ground floor apartment offering beautifully appointed accommodation and private outside space, set within one of Exeter's most prestigious addresses.

- Share of Freehold
- Prestigious address
- Communal gardens
- En-suite bedroom
- Leasehold: 999 years from 2010
- Two double bedrooms
- Grade II* Listed
- Great location
- Underfloor heating
- Council tax band: B

Guide Price £450,000

SITUATION

Occupying a highly sought-after position within the historic Colleton Crescent, the property enjoys an enviable setting close to Exeter's picturesque Quayside and city centre. The Quayside offers an excellent selection of independent cafés, restaurants and leisure facilities, together with scenic riverside walks and cycle routes. Princesshay shopping centre, Southernhay, Exeter Cathedral and St David's railway station are all within easy reach, while excellent road links provide convenient access to the M5, A30 and Exeter International Airport.

DESCRIPTION

Forming part of an impressive Grade II* listed Georgian building, this beautifully presented lower ground floor apartment seamlessly combines period character with contemporary design. Extending to approximately 1,238 sq ft, the property has been thoughtfully remodelled to create an impressive open-plan living environment, perfectly suited to modern lifestyles. High-quality finishes are evident throughout, complemented by underfloor heating, a feature gas stove and bespoke fitted cabinetry. The apartment further benefits from a private courtyard garden, useful cellar and external stores, together with access to the beautifully maintained communal gardens and the advantage of two permit parking tickets.







ACCOMMODATION

Stone steps descend from the front of the building to a private entrance door, providing access to this distinctive lower ground floor apartment. Once inside, the open-plan kitchen, dining and living room, creating an impressive entertaining space with ample room for both seating and dining. The bespoke kitchen incorporates a comprehensive range of fitted units, generous work surfaces, a central island and integrated appliances, all flowing into the living area with its feature gas stove and courtyard outlook.

The principal bedroom is a generous double room complete with extensive fitted wardrobes and a luxurious en-suite bathroom featuring a freestanding bath. A second spacious double bedroom offers excellent flexibility for guests, family or a home office. A contemporary shower room serves the remainder of the accommodation, while a separate wine cellar provides valuable additional storage and further enhances the property's character.

OUTSIDE

Residents have exclusive use of the beautifully landscaped communal gardens, which provide an attractive outlook towards Exeter's historic Quayside. The property further benefits from two permit parking, three useful external storage rooms and a private cellar and outside stores.

LEASE INFORMATION

Lease Information: The vendor has advised that the property benefits from a 999-year lease commencing on 31 December 2010. The ground rent is a peppercorn rent, and the current service charge is approximately £2,000 per annum, although this figure is subject to change.

SERVICES

Utilities: Mains electric, mains water, mains gas, Mains drainage, telephone and broadband
Heating: Gas boiler - installed 2011
EPC: C(76)
Council tax band: B
Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



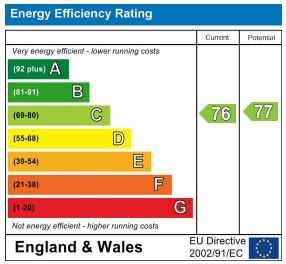




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