



**1 THE CHAPEL
LOWER COOMBE STREET
EXETER
EX1 1DX**



£695,000 FREEHOLD



High spec. low energy, low allergen and low maintenance. A fabulous and welcoming, skilfully converted chapel occupying a delightful little-known location with uninterrupted south facing views overlooking Exeter quay, river valley and beyond. Spacious, light and airy. Uniquely individual. Welcoming. Well-presented and versatile, in superb decorative order. Four bedrooms. Reception hall. Ground floor cloakroom. Impressive open plan living/dining/kitchen. Utility. Ground floor bedroom/office/familyroom. Family bathroom. Ensuites to main bedrooms. Part covered, south-facing roof terrace. Attractive paved courtyard garden. Desirable location enjoying the ambience of historic central Exeter. Convenient for essential amenities and much more besides. A stunning property. Viewing highly recommended

ACCOMMODATION IN DETAIL (All dimensions approximate)

COURTYARD ENTRANCE

Tall entrance gate into courtyard through 2.4m high Heavytrees stone boundary wall into shared access area. Owned by 1 The Chapel. Pedestrian right of way for 2 The Chapel.

PRIVATE GARDEN

Low gate into paved, south facing terraces bordered by established planting. Additional seating area, covered, adjacent to front door into:

RECEPTION HALL AND OPEN PLAN STAIRWELL

Spacious, light and airy. Triple glazed front entrance door screen. Wall lights. Smoke alarm. Cupboard housing electric consumer unit and meter. Additional cupboard housing gas and water stop valve. Door to:

CLOAKROOM

Modern matching white suite comprising wall-hung WC with concealed cistern. Semi-recessed wash hand basin with modern style mixer tap. Part tiled walls. MVHR extract vent. Frosted triple glazed window to side aspect. Triple glazed window to front aspect.

From reception hall, door to:

LIVING/DINING/KITCHEN

20'0" (6.10m) x 18'8" (5.69m). A fabulous light and spacious open plan room with high ceilings, 11' (3.35m). Quality modern fitted kitchen comprising an extensive range of matching base units, drawers and eye level cupboards with concealed lighting. Quartz work surfaces incorporating two drainers and splashback. 1½ bowl sink and modern style mixer tap. Bosch induction hob with glass splashback and Bosch filter/recycling hood over. Bosch integrated oven/grill and Bosch integrated microwave/oven. Bosch integrated fridge/freezer. Bosch integrated dishwasher. Additional range of tall storage cupboards. Virgin Media broadband. Thermostat control panel. MVHR supply and extract vents. Heat alarm. Triple glazed window to front aspect. Triple glazed French doors provide access to terrace. South-facing, with views over neighbouring area, Exeter and beyond.

Door to:

UTILITY ROOM

6'10" (2.08m) x 5'4" (1.63m). Quartz work surface incorporating two drainers and splashback. Single bowl sink unit with modern style mixer tap. Base units. Bosch washing machine. MVHR extract vent. Thermostat control panel. Door to:

BEDROOM/OFFICE/FAMILYROOM

10'8" (3.25m) x 9'10" (3.0m). Versatile and useful. MVHR supply vent. Virgin Media broadband. Triple glazed window to front aspect. South-facing with views over neighbouring Cricklepit, Exeter and beyond.

FIRST FLOOR HALF LANDING

Light, bright and airy. Door to:

BEDROOM

13'2" (4.01m) x 9'8" (2.95m). High vaulted ceiling. Light and spacious. Substantial walk-in wardrobe. Thermostat control panel. MVHR supply vent. Virgin Media broadband. Triple glazed window to front aspect. South-facing with extensive views over neighbouring Cricklepit, Exeter and beyond. Door to:

ENSUITE SHOWER ROOM

Modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wall-hung WC with concealed cistern. Semi-recessed wash hand basin with modern style mixer tap. Part tiled walls. Thermostat control panel. MVHR extract vent. Frosted triple glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Light, bright and airy. Smoke alarm. Carbon monoxide alarm. Thermostat control panel. Inset LED spotlights to ceiling. Cupboard housing gas boiler serving central heating and hot water supply. Substantial built-in store cupboard with inset LED spotlight. Door to:

BEDROOM

18'8" (5.69m) x 10'0" (3.05m) maximum. Light and spacious. Inset LED spotlights to ceiling. Thermostat control panel. MVHR supply vent. Virgin Media broadband. Two triple glazed windows to front aspect. South-facing with extensive views over neighbouring Cricklepit, Exeter and beyond. Door to:

ENSUITE SHOWER ROOM

Modern matching white suite comprising double width, tiled shower enclosure with fitted mains shower unit. Wall-hung WC with concealed cistern. Semi-recessed wash hand basin with modern style mixer tap and tiled splashback. MVHR extract vent. Frosted triple glazed window to side aspect. Triple glazed window to front aspect.

From first floor full landing, door to:

BEDROOM/STUDY

'L'-shaped, 9'8" (2.95m) x 7'0" (2.13m) plus 5'3" (1.6m) x 3'11" (1.20m). Thermostat control panel. MVHR supply vent. Virgin Media broadband. Triple glazed window to rear aspect.

FAMILY BATHROOM

10'4" (3.15m) x 5'4" (1.63m). Modern matching white suite comprising tiled panelled bath with modern style mixer tap and fitted mains shower attachment, glass shower screen and part tiled walls. Wall-hung WC with concealed cistern. Semi-recessed wash hand basin with tiled splashback. MVHR extract vent. Frosted triple glazed window to rear aspect.

SECOND FLOOR FULL LANDING

Light, bright and airy. Substantial walk-in storage cupboard. Walk-in plant room housing MVHR. Smoke alarm. Triple glazed Velfac roof window to rear aspect with delightful view to the Cathedral. Triple glazed window to front aspect. South-facing with extensive views over neighbouring quayside, Exeter and beyond. Triple glazed door provides access to:

ROOF TERRACE

Part covered and laid to well-drained paving. Power, water and light. Extensive south-facing views over quayside, central Exeter and countryside beyond.

OUTSIDE

To the front of the property is a pretty enclosed courtyard laid to attractive paving and gravelled stone chippings for ease of maintenance. Flower beds with established planting. Power, water and lighting. Google 'Nest' audio/video front 'doorbell'. Additional designated doorbell and 'Secured by Design' mailbox at the entrance.

PARKING

On-street residents' parking permit available. Option for season ticket for nearby Cathedral and Quay car park which also includes use of all other Exeter City Council owned central car parks.

TENURE :

FREEHOLD

MATERIAL INFORMATION

Construction Type: Original 1902 masonry structure upgraded, including external insulation and render (under clay pantile roof). Extension timber framed with external insulation and render (under zinc roof). Aluminium/timber composite windows and external doors all certified as 'Secured by Design', and generally reversible for easy cleaning. Velfac roof windows, triple glazed with remote controls and rain sensors. Zinc eaves, verges, fascias, guttering and downpipes.
Mains: Water, drainage, electric, gas.
Heating: Vaillant gas boiler serving underfloor heating, and domestic hot water.
Mechanical Ventilation and Heat Recovery (MVHR): Zehnder Q350 with carbon monoxide filters (for engine exhaust fumes), G4 filters (for coarser airborne dirt and sand, to minimise clogging of the finer filter) and F7 filters (for finer pollen, bacteria and fungi).
Floors: Cork flooring and oak stairs with Saicos hardwax oil finishes.
Clean air and easy to clean surfaces. Low maintenance. Low allergen.
EPC: 'B' as existing (i.e. no renewables) - planning permission granted for PV panels that would raise the EPC rating to 'A'.
Broadband: Virgin Media broadband.
Mobile: Indoors – EE and Three voice and data likely, O2 voice likely and data limited, Vodafone voice and data limited
Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely
Flood Risk: River & sea – very low risk. Surface water - very low risk.
Mining: No risk from mining
Council Tax: Band F (Exeter)

DIRECTIONS

From Exeter proceeding down Western Way turn left into Lower Coombe Street and continue down towards Cathedral & Quay carpark. Before the car park, on the right hand side is a pedestrian lane, with sign, leading to '1 and 2 The Chapel'.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

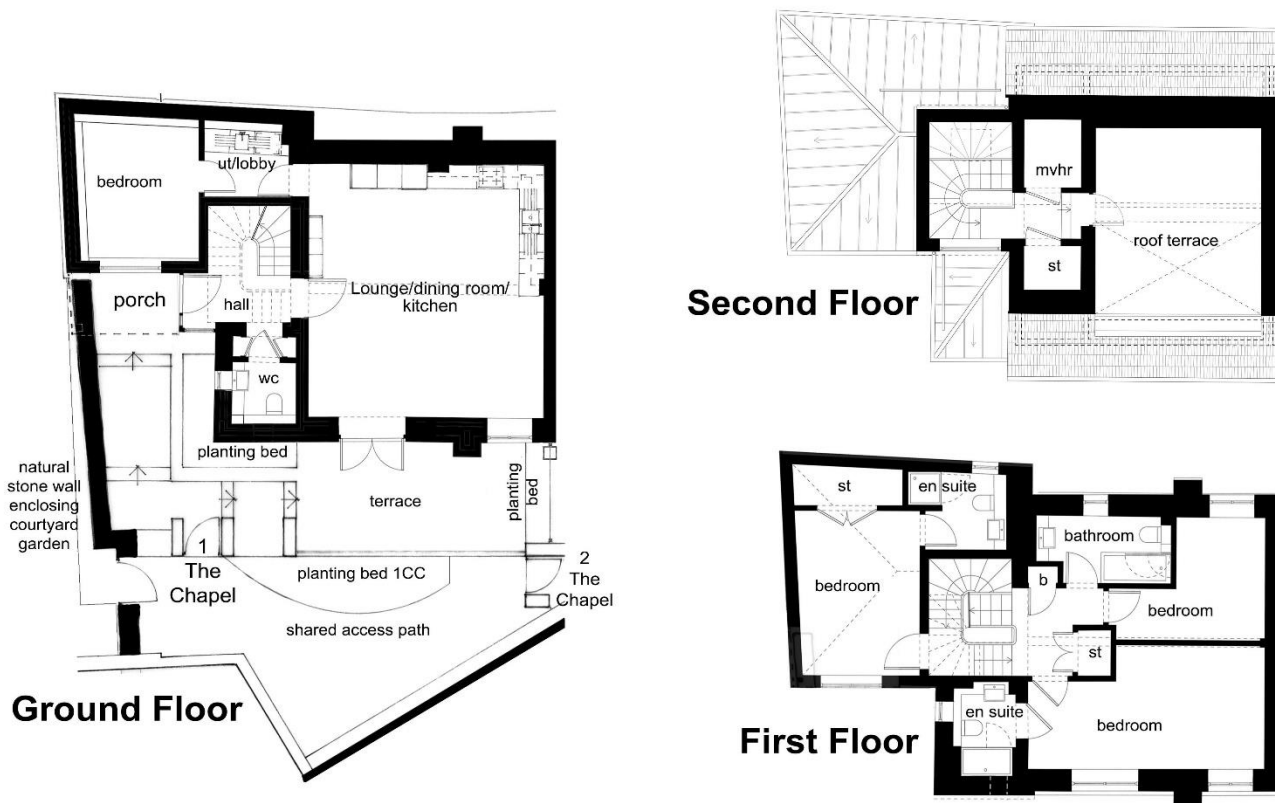
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0225/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		