



**Description**

A sizeable four bedroom, double fronted, four storey end of terrace period town house, retaining a wealth of character features and having the benefit of a rear enclosed courtyard garden. The property while in need of a programme of refurbishment would lend itself to either an enviable city centre family home, or subject to any requisite consents for conversion into a number of residential units, upon which interested parties must make and rely upon their own planning enquiries of Exeter City Council planning department.

**Situated**

Dinham Road is situated in the heart of the cathedral city of Exeter, accessible to all facilities including shops, restaurants, public houses and all major facilities in the city including both St Davids and Exeter Central railway stations and the University of Exeter. Readily commutable to the M5/A30/A38 road networks and Exeter Airport.

**Ground Floor**

Entrance vestibule, hallway, sitting room and dining room.

**Lower Ground Floor**

Utility room, large store room, kitchen and access to the garden.

**First Floor**

Landing, shower room, two double bedrooms.

**Second Floor**

Landing, two further double bedrooms and store room.

**Outside**

Enclosed rear courtyard garden. Residents permit parking is also available.



**Viewings**

Strictly by prior appointment with Fulfords Paris Street 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

