



Powhay Mills, Tudor Street, EX4 3BT

£175,000

A well-presented apartment located close to the city centre. The property benefits from two large double bedrooms, open plan reception, allocated off-road parking and city centre location. No onward chain.

Winkworth

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Tiverton: 01884 675 675



Description

The apartment:

The property is located on the second floor.

The inviting open plan reception room is well presented and spacious. Wood effect flooring, large bay windows and radiator.

The modern kitchen comprises of a mixture of wooden wall and base storage units with roll top work surfaces. There is an integral cooker and hob, extractor fan and under counter fridge/freezer. There is further standalone space for a washing machine.

The two bedrooms are both good size doubles. Carpet flooring, picture windows and radiator.

The bathroom comprises of a bath with stand-over shower, low level W/C and wash basin.

Outside:

There is an allocated off-road parking space.

Location:

Powhay Mills is located a short walk from the centre of Exeter. Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs,

bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



At a glance....

Top Floor Flat

Two Double Bedrooms

Open Plan Kitchen/Reception room

Well Presented Throughout

City Centre Location

Allocated Parking Space

Short Walk to City Centre and Quay

NO ONWARD CHAIN

PROPERTY INFORMATION:

Council Tax Band: B

Services: Mains electric, water, drainage and gas.

Tenure: Leasehold. (125 years from 01/01/2008)

Service charge: £1982.64 - Period 1st April 2026 to 31st March 2027

Ground rent: £300 per annum

Broadband: Ultrafast Broadband is available (checked on openreach) with fibre to the cabinet.

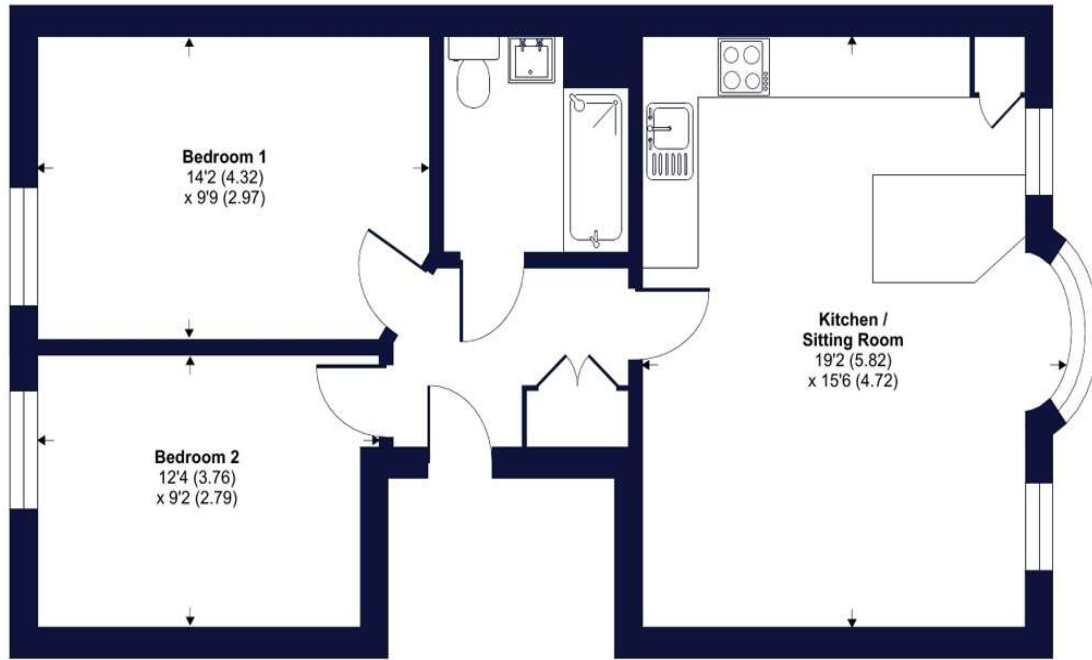
Mobile: We understand that full mobile coverage is available (checked on Ofcom)



Powhay Mills, Tudor Street, Exeter, EX4

Approximate Area = 630 sq ft / 58.5 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1132445

Winkworth

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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