



Manston Road, Exeter, EX1 2QA

£155,000

A well presented first floor one bedroom flat. This property also benefits from freehold ownership, this property would make an excellent first time purchase or investment opportunity

Winkworth

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Attractive One Bedroom First Floor Flat with Freehold

An excellent opportunity to acquire this well-presented one-bedroom first floor flat, offering bright, well balanced accommodation ideally suited to first-time buyers, downsizers, or investors seeking a strong addition to their portfolio.

Entrance & Hallway

The property is accessed via a private entrance leading into a welcoming hallway, providing separation from the main living accommodation and creating a pleasant sense of arrival. The hallway offers space for coats and shoes and leads through to all principal rooms.

Kitchen / Living Area

The heart of the home is the open-plan kitchen and living area, designed to maximise both space and natural light. This versatile room comfortably accommodates both seating and dining areas, making it ideal for modern living.

The kitchen is thoughtfully arranged with ample cupboard storage and worktop space, providing practicality without compromising on style. Whether relaxing, entertaining guests, or working from home, this space offers flexibility to suit a range of lifestyles.

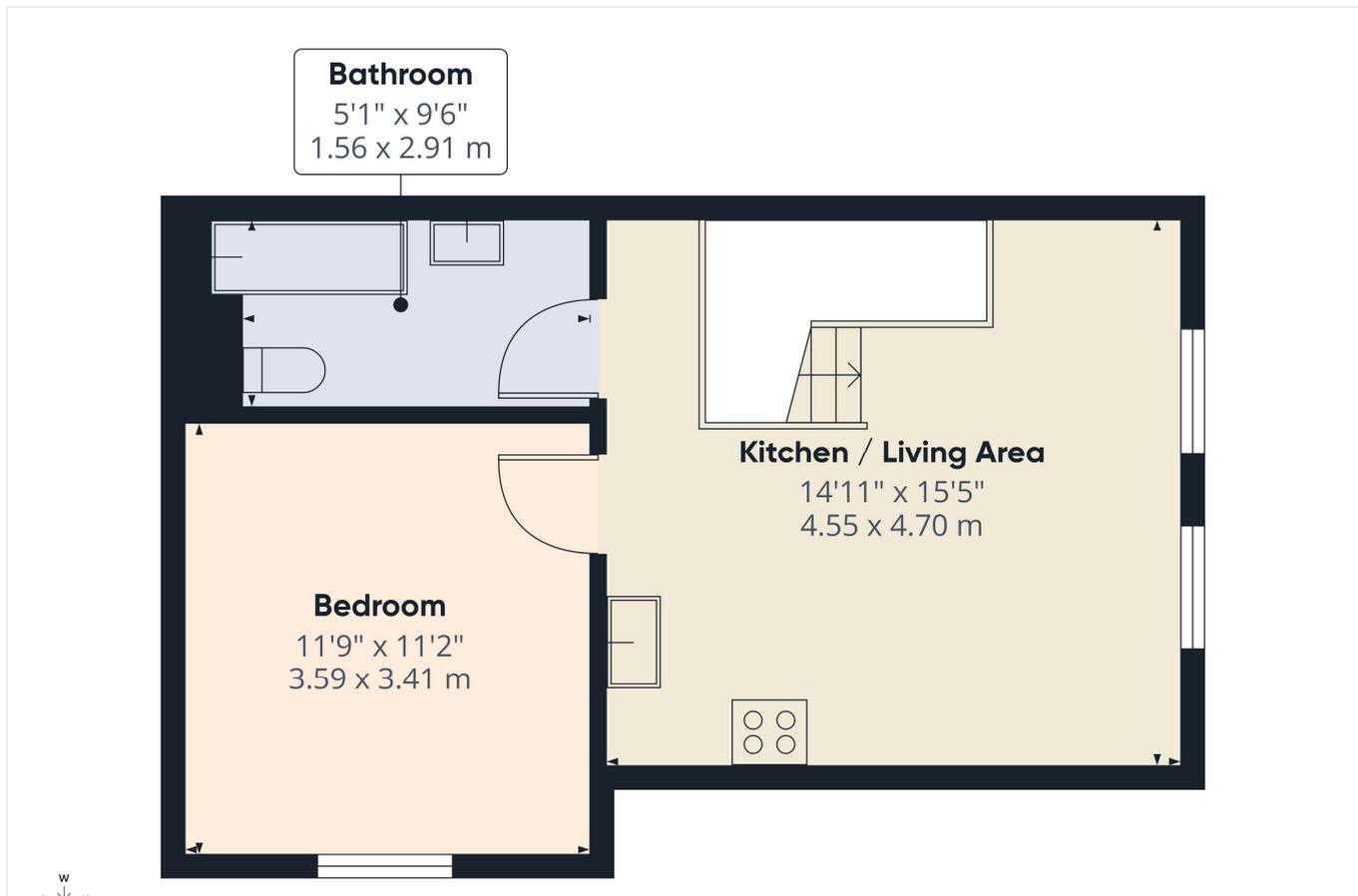
Bedroom

The double bedroom is well-proportioned and bright, with space for freestanding furniture. It provides a calm and comfortable retreat, ideal for unwinding at the end of the day.

Bathroom

The bathroom is fitted with a modern suite, offering a clean and functional space comprising bath/shower, wash hand basin, and WC.

For investors, we believe the rental market for a property of this size would be in the region of £900–£1,100 per calendar month, presenting an appealing yield opportunity depending on purchase price.



AT A GLANCE:

An Attractive One Bedroom First Floor Flat
One Double Bedroom
Good size bathroom
Open plan Kitchen / Living
Perfect investment Opportunity
On Street Permit Parking
No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band C
BROADBAND: Full Fibre Broadband. Checked on Openreach February 2026.
MOBILE: Signal Dependant on Provider
HEATING: Gas Central Heating
SERVICES: Mains Electric, Water and Drainage
LISTED: No
TENURE: Leasehold Term. 125 Years from and including 1 January 2019

AGENT NOTES:

The owner of this property will be selling the Freehold with the Sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

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