



Southgate, Exeter, EX2 4DA

A one-bedroom second floor flat, just moments away from Exeter's popular Quay and vibrant City Centre. This apartment is not only an ideal first-time home but also a promising investment opportunity.

Winkworth

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Description....

A fantastic one bedroom flat in the heart of Exeter. This property has gas central heating and double glazing throughout and would make a great first home or INVESTMENT property.

The Property:

The property consists of a spacious living room. A lovely light room, large, double glazed window with wonderful views. The living room has more than enough space to have a dining table in it, radiators.

The kitchen is also a good size, with a selection of wall and base units. The kitchen also has enough space for a dining table. A good selection of wall and base units, and ample space for appliances. Stainless steel sink with mixer tap, large window with views to the rear, radiator.

The bedroom is a great sized double room with large built in wardrobes and an additional cupboard with a radiator, creating a perfect airing cupboard. Large window offering wonderful views, radiator.

The bathroom has recently been modernised and consists of a panelled bath with shower over. basin with vanity unit. Window to rear of property.

Minutes away from Exeter City Centre, RD&E, university and the Quay there really isn't a better place to be if you have a busy city life. There are local bus routes, train stations and cycle tracks on your doorstep.

Council tax band: A

Maintenance charge £151.43 per quarter

Building insurance £28.94 per quarter

Lease 125 Years from 1988

Services: All Mains Connected

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 Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a Glance....

- Large living Room with Wonderful Views
- Good Sized Kitchen with Space for Dining Table
- Double bedroom with Built in Wardrobes
- Additional Storage on Ground Floor
- Communal bike store
- Easy access to City centre and RD&E & The Quay
- No Chain
- Ideal for a 1st Time Buyer or Investment
- * NO CHAIN*

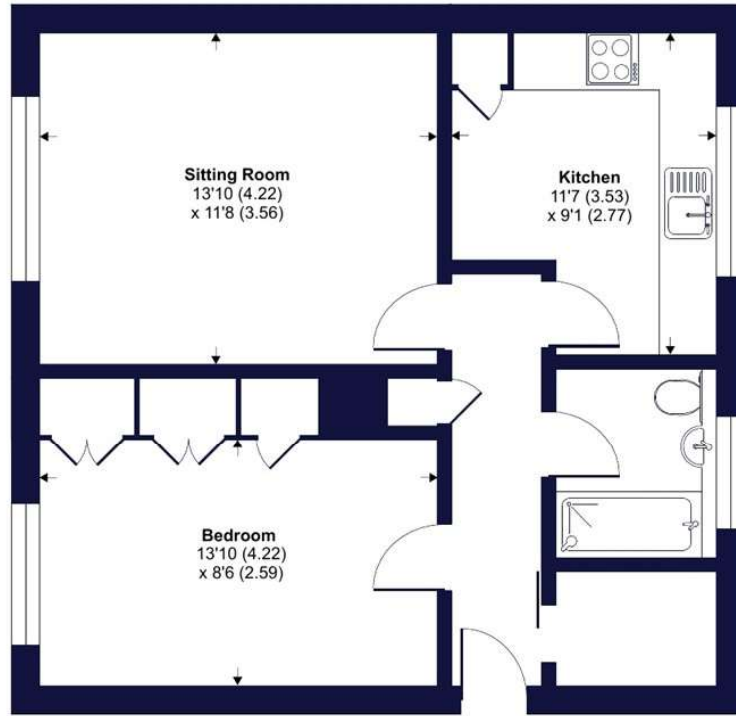
PROPERTY INFORMATION:

- Leasehold
- Council Tax Band: A
- Mains Electric, Gas, Water and Drainage

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Approximate Area = 548 sq ft / 50.9 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). © nche.com 2022. Produced for Winkworth. REF: 1057128



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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