



## Powderham Crescent, Exeter, EX4 6BZ

£275,000

Nestled in the highly sought-after area of Powderham Crescent, this charming one/two bedroom ground floor garden flat offers the perfect blend of modern living with the beauty of outdoor space.

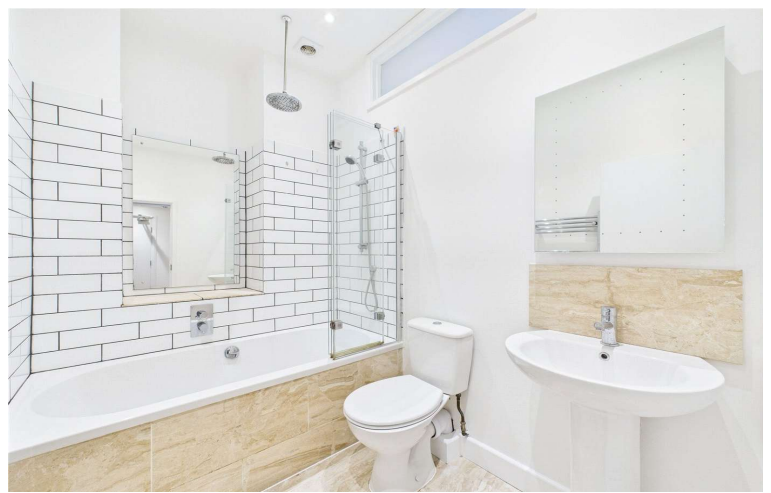
**Winkworth**

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## Description....

Situated in a peaceful residential location, this property provides both convenience and tranquillity, making it the ideal choice for first-time buyers, professionals, or anyone looking to downsize without compromising on comfort.

The flat boasts a light-filled, open-plan living and dining area, with large windows allowing natural light to flood in throughout the day. The spacious layout offers ample room for both relaxation and entertaining guests, with neutral décor and contemporary finishes enhancing the sense of space.

## The Property:

**Fully Fitted Kitchen:** The sleek, modern kitchen is fitted with high-quality appliances and offers plenty of storage space, room for fridge freezer and washing machine. The design allows for easy cooking and meal preparation, making it ideal for both home chefs and busy professionals alike. French doors giving direct access onto the garden.

The flat is very versatile and currently offers two bedrooms. The main bedroom benefits from an abundance of natural light with a large bay window and original fireplace, while the second bedroom offers flexible usage, whether as a guest room, home office, or a perfect spot for a nursery. French doors giving access onto the private garden.

**Contemporary Bathroom:** The flat features a stylish, modern bathroom with a clean, contemporary design. With a bath, overhead shower, and high-quality fittings, it's designed to be both functional and relaxing.

## Outside:

One of the standout features of this flat is the private garden. Accessible directly from the flat, this outdoor space provides an excellent setting for al fresco dining, gardening, or simply relaxing in the fresh air. The garden offers both seclusion and privacy, perfect for enjoying peaceful moments or entertaining in the warmer months.

## TENURE

Service Charge - £150 pcm

Leasehold. We have been advised a lease term of 999 years was granted in 1988

Internet: Ultrafast full fibre broadband is available up to 1800mbps. Fibre to the premise

Mobile phone: Full coverage





## At a Glance....

Ground Floor Flat  
 Share of Freehold  
 Lovely Walled Private Garden  
 Use of Powderham Crescent Residents Green  
 Bay Fronted Bedroom with Original Fireplace  
 Kitchen  
 Two Bedrooms  
 Modern White Bathroom Suite  
 Great Central Location  
 Parking Permit Available  
 Easy Access to City, University  
 Short Walk to St James Park Station  
 NO CHAIN

## PROPERTY INFORMATION:

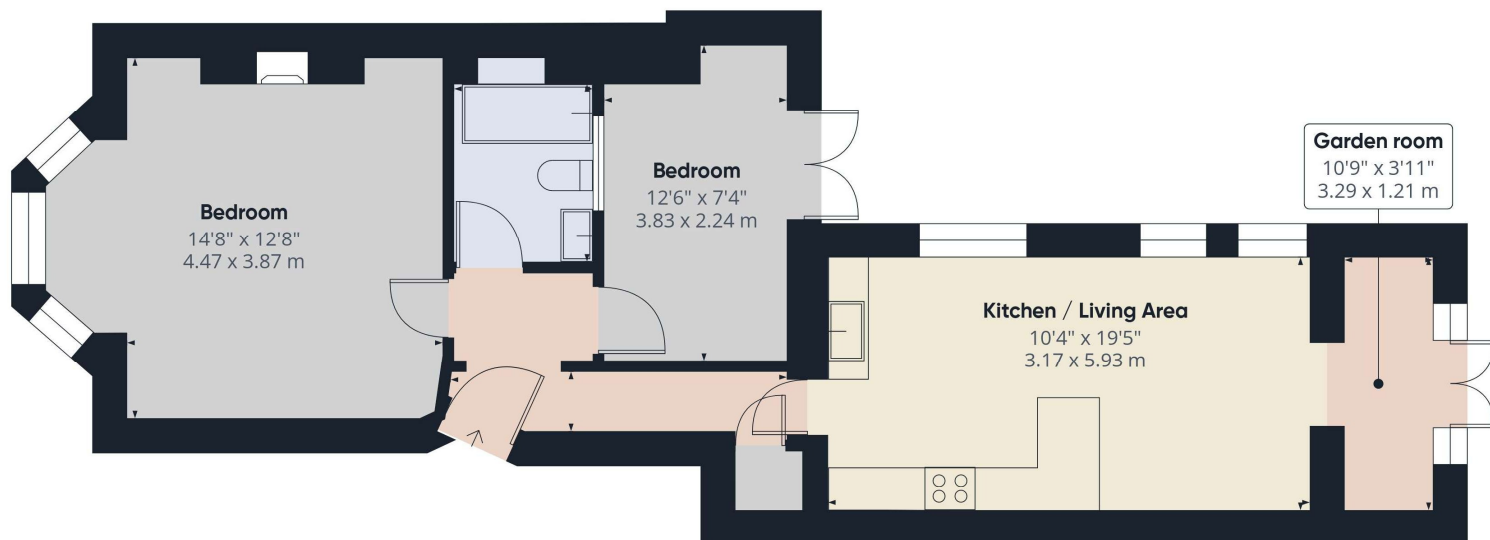
Share of Freehold  
 Council tax Band: B  
 Mains electric, gas, water and drainage

### TENURE

Service Charge - £150pcm  
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Phone: Full coverage  
 Internet: Ultrafast full fibre broadband is available up to 1800mbps. Fibre to the premise





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	40 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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