



New North Road, Exeter, EX4 4JN

£110,000

A bright and modern third floor with lift access studio apartment in the heart of Exeter, featuring an open plan living space, private balcony with green views, and a contemporary shower room. This property is ideally located within walking distance of the city centre, Exeter Central Station, and the university, perfect for a first time buyer

Winkworth

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Located on the third floor of Marcus House, this well presented studio apartment offers bright, low maintenance living just a short walk from Exeter City Centre and Central Station.

Marcus House is a modern, purpose built development with secure entry, lift access, and communal areas. Ideal for first time buyers, professionals, or investors, this property offers both convenience and excellent rental potential.

Property

The apartment features a spacious open plan living/bedroom area with built in storage and a modern fitted kitchen. A large private balcony overlooks a peaceful green space, providing a rare outdoor retreat in the heart of the city. Newly fitted vinyl flooring in the kitchen.

A separate contemporary shower room includes a walk in shower, basin, and WC. New vinyl flooring is being fitted adding a fresh, modern finish to these key areas.

The property is heated via electric heaters, making it easy to manage and cost effective for city living.

Location

Situated on New North Road, Marcus House is ideally placed for access to Exeter Central Station, Exeter University, and Princesshay Shopping Centre, as well as cafes, restaurants, and other city amenities.

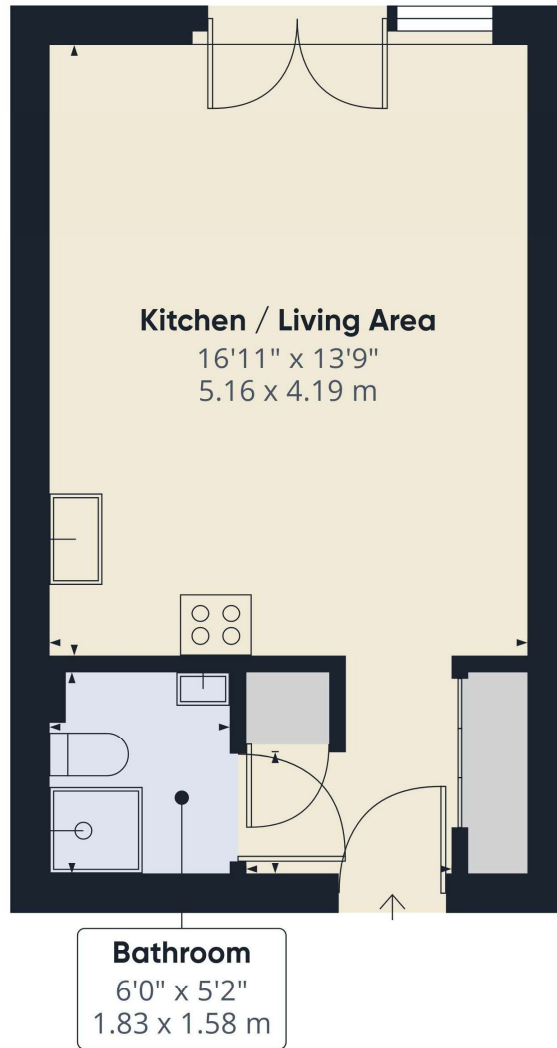


At a Glance:

Studio Apartment
 Bathroom with Walk in Shower
 Private Balcony
 Newly Fitted Flooring in Kitchen and Bathroom
 Lovely Views Over Communal Gardens
 Lift to All Floors
 Central Location to City Centre
 NO CHAIN

PROPERTY INFORMATION:

Term: 125 years from 1 January 2005
 Service Charge Inc Ground Rent - £1855.93 for the period 01/01/2025 - 31/12/2025.
 Council tax Band: A
 Mains: electric, gas, water and drainage.
 Mobile: Good signal dependant on provider
 Broadband: Ultrafast - 1800Mbps - 1000Mbps



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	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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