



**Flat 1, 5 Richmond Road,**  
Exeter EX4 4JA

Established

**RENDELLS**

1816

# Flat1, 5 Richmond Road,

Exeter, EX4 4JA

Offers in excess of £110,000

A spacious self contained garden flat which is situated in a convenient location and just a short walk from the city centre and the university campus. The property is in need of modernisation but offers good spacious accommodation along with the added benefits of a private garden and off road parking. The flat forms the lower floor of this attractive Grade II listed building.

## Situation:

At the heart of Devon's capital Exeter's city centre is one of the most vibrant, attractive and historically interesting cities in England. It's varied cultural scene is embraced by locals whilst Exeter university and the Peninsula Medical School provide a youth and diversity unique in this part of the country. The centre is very well connected with access to both St. David's and Central train stations plus regular bus routes across Exeter. The location offers a great selection of eateries, bars and shopping opportunities.

## Directions:

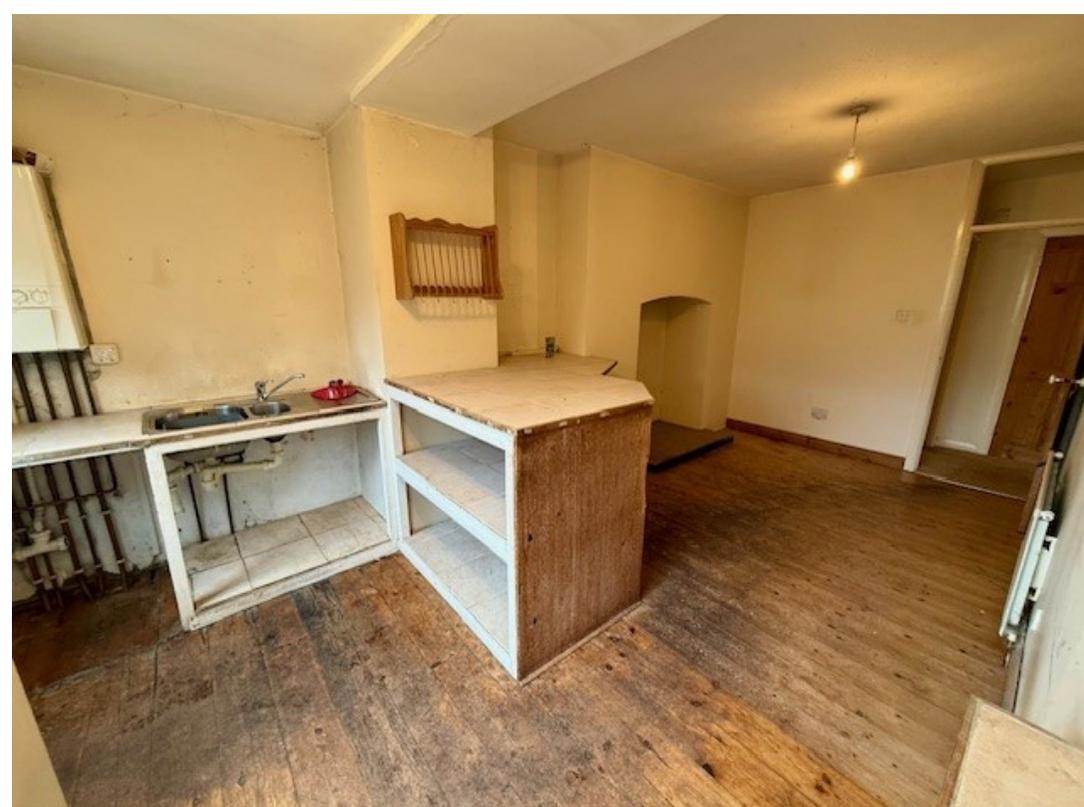
Richmond Road is in the heart of Exeter City Centre with the property being a stones through from the clock tower roundabout at the end of Queen Street. On foot approx. 5 minutes from the High Street. Vehicular access is obtained from the Clock Tower roundabout by heading to Hele Road and past the entrance to the college. Turn left into Queens Terrace and follow the road around (one way) into Richmond Road.

## Accommodation:

Steps lead down from Richmond Road to a private entrance and a small courtyard. The property offers versatile accommodation and includes a spacious entrance hall, large double bedroom, living room and a spacious kitchen dining room. There is also a bathroom, gas fired central heating and a door leading out to the rear garden. Beyond the garden there is also parking for one vehicles. The property overall will require re-furbishment however also offers the potential to create a second bedroom subject to the necessary consents.

## Services:

The property is serviced by mains electricity, mains water and drainage and mains gas fired central heating..



**Local and Planning Authority:** Civic Centre, Paris St, Exeter EX1 1JN

**Council tax band:** A

**Energy Performance Certificate:** C

**Tenure:** The property is leasehold and with vacant possession.

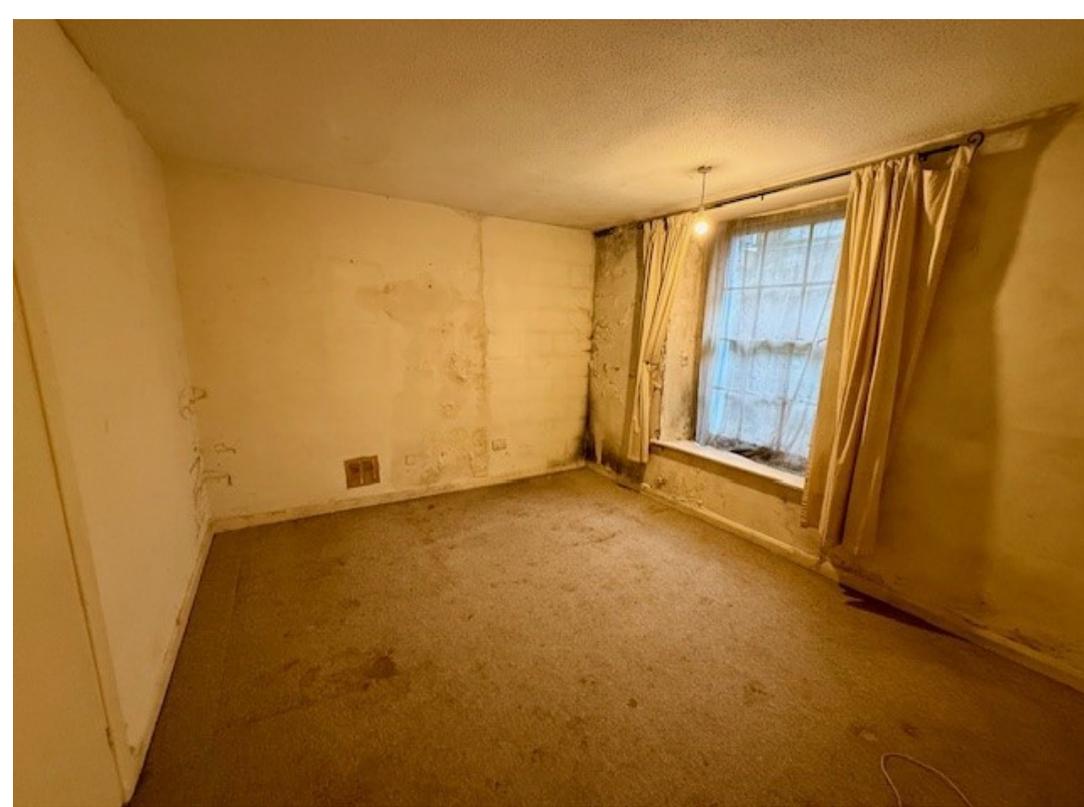
Terms of the lease: service charge £800-£1000 per annum with a remaining lease of 151 years .

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Wayleaves, Rights & Easements:** The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

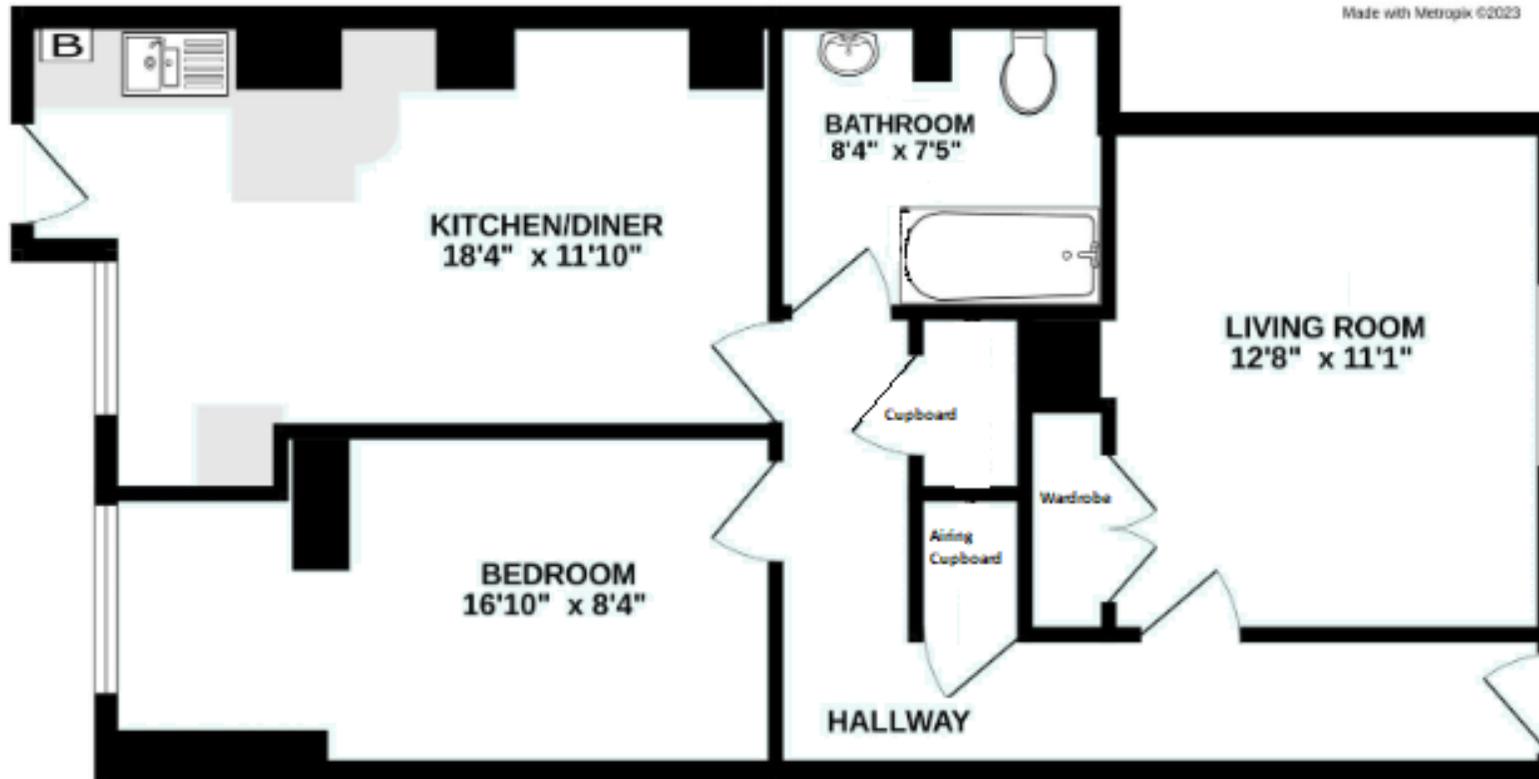
**Boundaries, Roads & Fencing:** The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings Strictly by appointment only through** Rendells Estate Agents, Tel: 01626 353881



GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.

TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.  
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**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.