



17 Blackall Road  
Exeter  
EX4 4HE

Offers in the region of  
£160,000

## In brief...

- WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT
- IDEALLY SITUATED ON THE EDGE OF THE CITY CENTRE
- LOVELY KITCHEN/BREAKFAST ROOM
- LARGE LIGHT LIVING ROOM
- GARDEN AND SHOWER ROOM
- NO ONWARD CHAIN
- RESIDENTS PERMIT PARKING
- COUNCIL TAX BAND 'A' EPC = D
- SHARE OF FREEHOLD
- REF: DWE07197







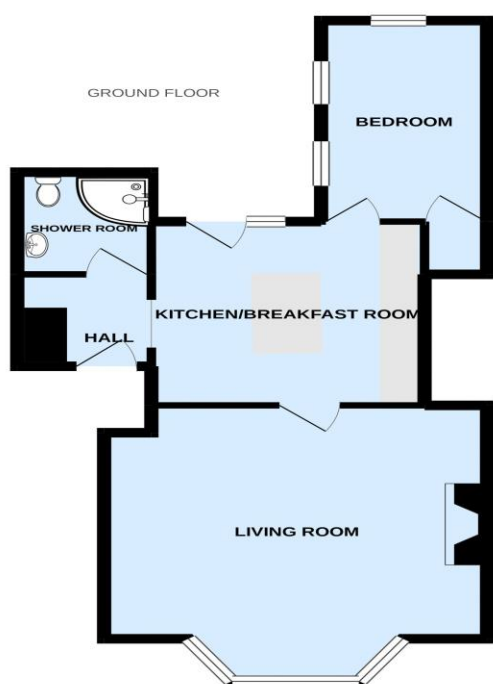
## In more detail....

This is a fantastic opportunity to purchase an extremely well located first floor apartment which occupies a great position close to the city centre, it is well presented and would be a perfect investment or first purchase.

The property is of late Victorian origins and was believed to have been originally constructed as a town house but converted to form apartments some years ago. As a result this particular apartment still retains a number of older features including high ceilings and an attractive bay window and in particular a fine marble fireplace in the sitting room.

The accommodation is well appointed and includes a shower room with large shower and a modern kitchen with double oven, dishwasher and fridge/freezer.

To the front is a small border area outside the sitting room bay window and communal pathway to main entrance door. To the rear is a private courtyard garden with patio and border areas. NB: The garden areas are regularly treated for knotweed and so as not to invalidate the Insurance Policy tenants should not disturb any roots which includes weeding. Rear pedestrian gate to Howell Road.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021

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### Room sizes

#### SITTING ROOM:

14' 8" x 14' 5" (4.48m + recess x 4.40m + recess)

#### KITCHEN/BREAKFAST ROOM:

11' 5" x 11' 3" (3.47m x 3.43m)

#### BEDROOM:

12' 5" x 6' 10" (3.78m x 2.09m)

#### ENTRANCE LOBBY:

#### SHOWER ROOM:

6' 4" x 5' 7" (1.93m x 1.71m)

#### OUTSIDE:

Paved rear garden with gate to Howell Road

## The location...

Set in the heart of Exeter City Centre, this property provides an ideal location, while only a 5-10 minute walk to the High Street, Exeter Quay, St David's and Central Station.

The cathedral city of Exeter is a vibrant community surrounded by stunning countryside and is also close to beautiful coastlines. Exeter offers an excellent range of transport links with London around two hours away by train and Exeter International Airport offers flights across the UK, Europe and beyond.

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