



SOUTHGATE

ESTATES

Flat 3, 10 , Oxford Road,  
Exeter, Devon, EX4 6QU  
£165,000





## Two Bedrooms, No Onward Chain, Attractive Period Building, First Floor Flat, Ideal Investment or First Home, Central Location

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A first floor flat offered with no onward chain, located in the popular area of St James. The internal accommodation of the flat briefly consists of an entrance hallway, two double bedrooms, a bathroom, living room and a kitchen.

The excellent location is just a stone's throw away from the many high street shops, restaurants and cafes that Exeter has to offer. The property is also within close proximity to St James Train Station and bus stops, making this ideal for commuting and travelling out of the city. In addition, the location offers various healthcare centres, a number of churches and the popular Belmont Park.



Accommodation The front door opens from the communal hallway to the flat's entrance. Doors lead into the living room, bathroom and two bedrooms, plus there is a telephone intercom system.

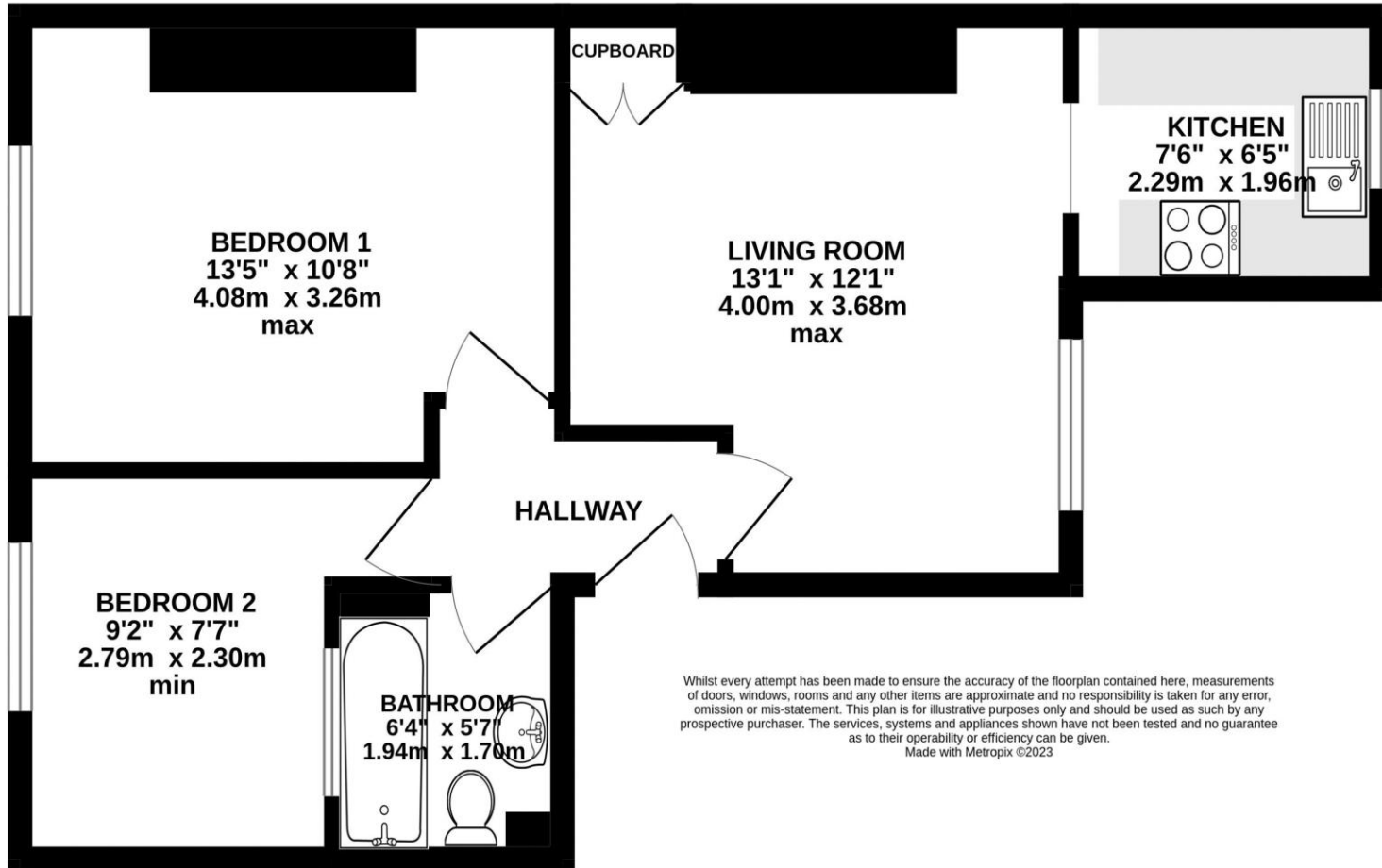
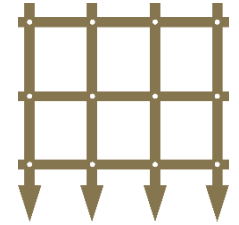
The well-proportioned living room features a sash window to the side aspect, a built-in cupboard and shelving to the alcoves. An archway opens into the kitchen which contains a range of wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob, and space is provided for a tall fridge freezer. The boiler is also located here, along with a sash window to the side aspect.

The two bedrooms are situated to the front of the property and are complemented by large sash windows. Lastly, the bathroom comprises a bath with a shower over, a close-coupled WC and a pedestal wash basin. There is also an obscured internal window to the side.

Property Information Tenure: Leasehold with a share of the freehold. We have been informed that the lease length is 999 years from 01/05/2008. The current monthly maintenance charge is £87.50, and there is a peppercorn ground rent. Council tax band: A.



# FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

[info@southgateestates.co.uk](mailto:info@southgateestates.co.uk)  
[southgateestates.co.uk](http://southgateestates.co.uk)