



1



1



1


SOUTHGATE
ESTATES

£189,000

Flat 2, 10, Mount Pleasant Road, Exeter, EX4 7AB



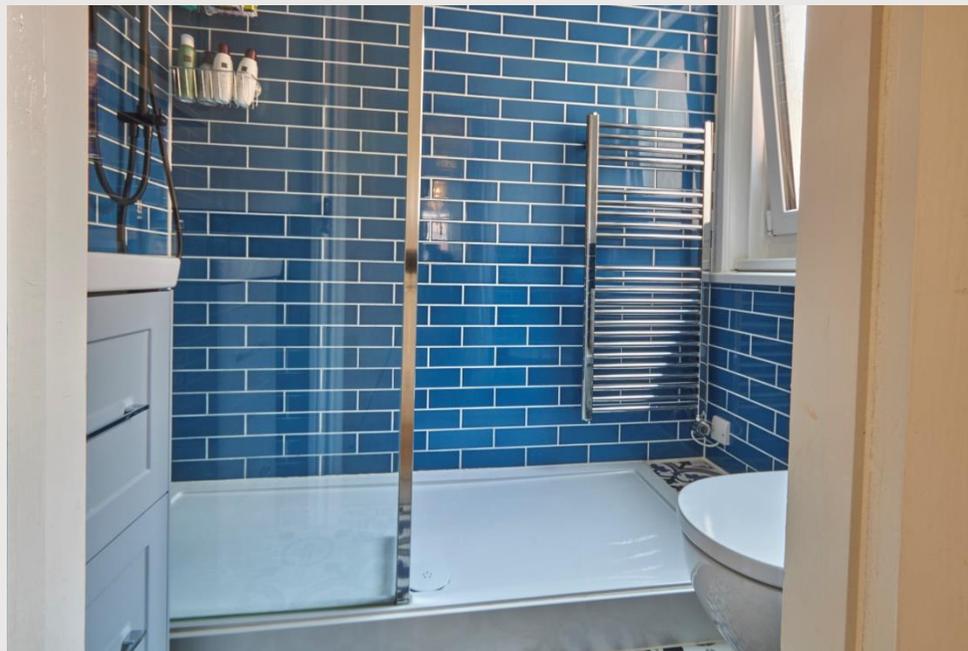
Flat 2, 10, Mount Pleasant Road

A spacious one bedroom first floor flat set in a popular residential location at the heart of Mount Pleasant. The flat is in close proximity to local amenities such as shops, doctors' surgery, park and easy access to the city centre via local transport links.

In brief, the well-presented accommodation comprises an entrance hallway with built-in storage space, open-plan living space, a newly-fitted kitchen and shower room, along with a double bedroom to the rear.

Entrance & Hallway The front door opens to the entrance hallway which offers a built-in storage cupboard with shelving, and access to the kitchen, living room, bedroom and shower room.

Living Room 16' 5" x 13' 6" (5.00m x 4.12m) max An attractive room complemented by wooden floorboards, with windows to the front aspect allowing ample natural light. There is also a feature fireplace and picture rails, along with space for a dining table and chairs.





Kitchen 13' 0" x 6' 11" (3.95m x 2.12m) max A newly-fitted kitchen containing a range of stylish wall and base units with solid wood worktops, a matching upstand and a ceramic sink and drainer unit with a brass mixer tap over. Appliances include a built-in oven with an induction hob and extractor hood over, as well as a dishwasher. Space is provided for a tall fridge freezer, a washing machine and a tumble dryer. A window faces the rear aspect.

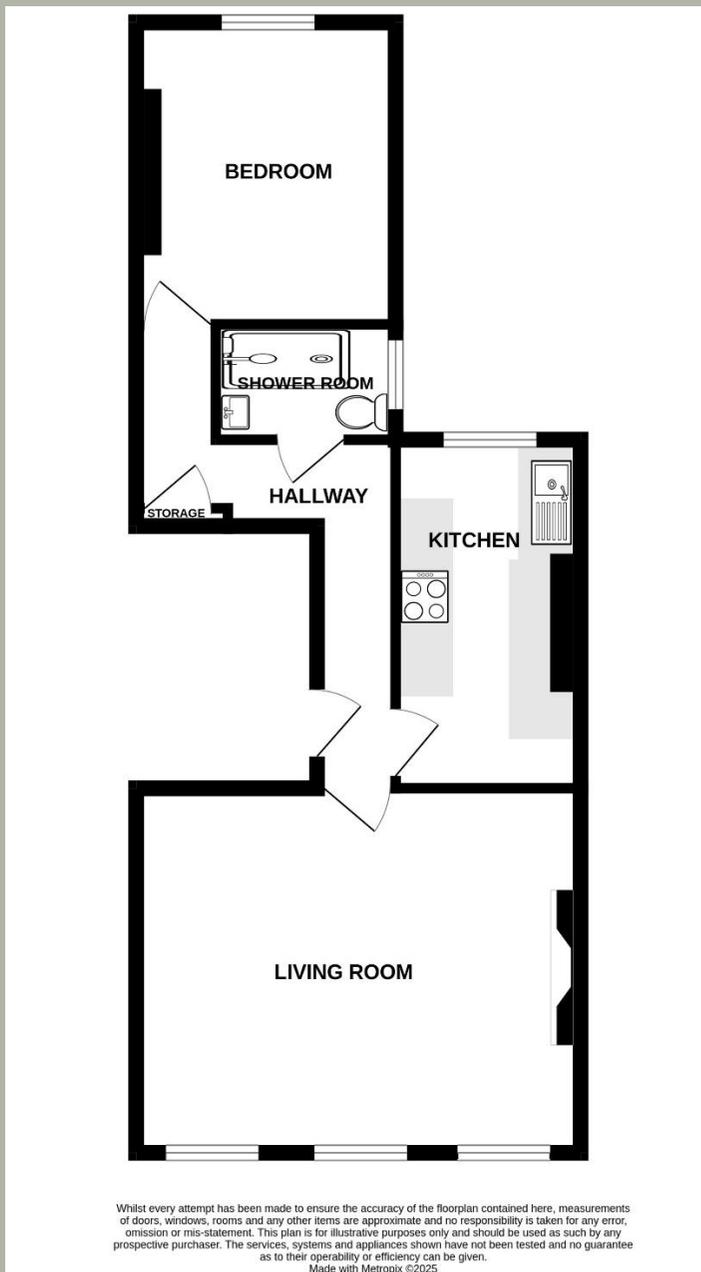
Shower Room 6' 4" x 4' 3" (1.93m x 1.29m) Framed by fully tiled walls, the shower room comprises a large shower cubicle with a Triton shower over, a wash basin with a mixer tap over and vanity unit below, as well as a close coupled WC. An obscured window faces the side aspect.

Bedroom 11' 3" x 8' 11" (3.43m x 2.72m) max A good-sized double bedroom featuring a window to the rear aspect.

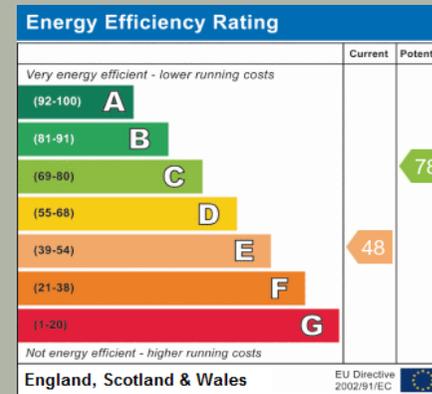
Property Information Tenure: Share of the Freehold (We have been informed that the lease length is 199 years from 01.06.1984, now in the name of 10 Mount Pleasant Road Management Company Ltd. Any maintenance charges are to be confirmed by the vendor). Council Tax Band: A.

- *1 Double Bedroom*
- *First Floor Flat*
- *Convenient Location*
- *Spacious Accommodation*
- *Ideal First Time Buy or Investment*
- *No Onward Chain*





Energy Performance Rating



www.tpos.co.uk


SOUTHGATE
 ——— ESTATES ———
 50-51 South Street, EX1 1EE
 01392 207444
info@southgateestates.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.