



SOUTHGATE

ESTATES



18c Old Tiverton Road,
Exeter, Devon, EX4 6LG
£225,000 Guide Price



Two Bedrooms, Top Floor Flat, Excellent Location, Ideal Investment or First Home, Garage, No Onward Chain

A two bedroom, top floor flat located in a highly central location close to Exeter's High Street. The flat boasts a garage in a nearby block providing valuable off-road parking or space for storage. The internal accommodation briefly consists of an entrance hallway with doors to the open-plan living space, the bathroom and the two bedrooms.

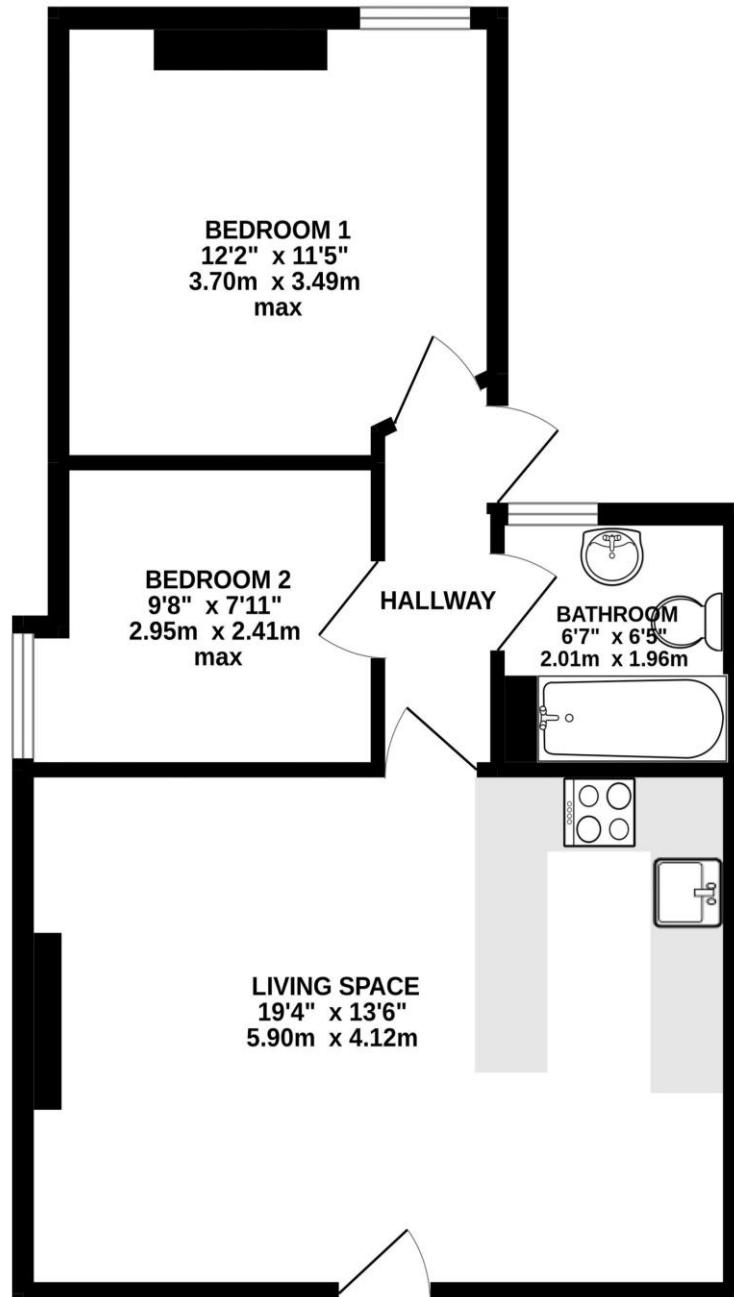
The excellent location offers a number of nearby amenities, including the many high street shops, cafes and restaurants in the centre of Exeter, along with the popular Belmont Park, GP surgeries, a convenience store and a number of public transport links in and out of the city, making this flat ideal for anyone looking to commute.

Accommodation The front door opens to the entrance hallway which provides doors to each of the internal rooms. The impressive open-plan living space situated to the front of the property features exposed beams and a brick chimney breast, as well as a door to a Juliet balcony. The kitchen area contains a range of base units with fitted worktops and a Belfast sink with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, plus space is available for a fridge, freezer and a washing machine. The bathroom comprises a pedestal wash basin, a close-coupled WC and a bath with a Mira shower over. Lastly, the master bedroom enjoys a window to the front aspect and the second bedroom includes a side facing window.

Garage The flat boasts a single garage situated in a block to the rear of the property, offering valuable off-road parking or storage space.

Property Information Tenure: 1/3 Share of the Freehold - We have been informed that the lease length is 99 years from 1st January 1981 (which could be extended before completion if required) and the maintenance charges are 1/3 of any costs incurred, along with £1 per year for ground rent. Council Tax Band: A.

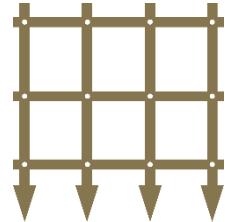




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	46
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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 must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor 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.

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