



SOUTHGATE

ESTATES

Flat 2, 25, Friars Walk,
Exeter, Devon, EX2 4AY
£220,000



2 Double Bedrooms, Spacious Accommodation, Allocated Parking Space, First Floor Flat, Close to City Centre & Quayside, Share of the Freehold

A spacious first floor two bedroom flat located within the highly desirable area of St Leonards. This excellent location offers a range of nearby amenities, including the popular quayside with a range of shops, cafes and restaurants. Exeter's city centre is also just a short distance away with all that it has to offer.

The internal accommodation briefly consists of an entrance hallway with built-in storage, a spacious lounge diner, kitchen, two double bedrooms and a bathroom. To the front of the block is a courtyard area which provides space for off-road parking for the residents.

With such a fantastic location and the benefit of the parking, this lovely flat would make an ideal first home or investment, and therefore we highly recommend further internal viewing.

Hallway The front door opens to the hallway which includes doors to the two bedrooms, the lounge diner and the bathroom, there is also a useful built-in storage cupboard, a telephone intercom system and the controls for the boiler.

Lounge Diner 18' 8" x 11' 3" (5.68m x 3.43m) A spacious and attractive reception room boasting a window to the front aspect, a radiator and a door leading to the kitchen. Ample space is provided for a dining table and chairs.

Kitchen 11' 3" x 9' 1" (3.42m x 2.77m) The kitchen contains a range of matching base and wall units with roll-edge 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 extractor hood over, and a fridge freezer. Space is provided for two further under-counter appliances. In addition, the gas boiler is located here, and there is tiled flooring, a radiator, and a window to the rear aspect.

Bedroom 1 13' 4" x 10' 4" (4.06m x 3.16m) A well-proportioned double bedroom enjoying a window to the rear aspect, a built-in wardrobe and a radiator.

Bedroom 2 11' 3" x 9' 4" (3.43m x 2.84m) A further double bedroom complemented by a window to the rear aspect and a radiator.

Bathroom 7' 2" x 6' 4" (2.195m x 1.937m) Comprising a close-coupled WC, a wash basin with a vanity unit below, and a bath with an electric shower over. There is also a radiator, an extractor fan, tiled walls and tiled flooring.

Parking To the front of the building there is an attractive courtyard area where each of the 3 flats has an allocated parking space.

Tenure: Share of the Freehold We understand from the vendor that the freehold of this building is shared between each of the 3 owners of the individual flats.



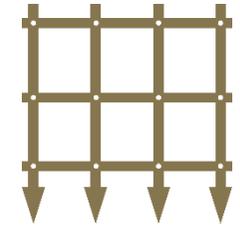


TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(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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