

SOUTHGATE

ESTATES



3 Russell Street,  
Exeter, Devon, EX1 2FF  
£175,000



# 1 Double Bedroom, Ground Floor Flat, Allocated Parking Space, Spacious Accommodation, Ideal Investment or First Home, Convenient Location

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A spacious one bedroom ground floor flat located in a highly central location within Exeter. The flat benefits from an allocated parking space to the front and the internal accommodation consists of an entrance hallway, a kitchen, shower room, lounge and double bedroom.

The ideal location is within reach of Exeter's high street shops, restaurants and other entertainment facilities, as well as GP surgeries, Waitrose supermarket and Belmont Park. The RD&E Hospital is also nearby, along with bus routes in and out of the city.

With the excellent position, the advantage of off-road parking and the spacious accommodation, this lovely flat should not be missed and we highly recommend internal viewing.

Entrance Hallway The front door opens to the entrance hallway which provides doors to the kitchen and shower room, plus an archway into the lounge.

Kitchen 12' 10" \*narrowing to 11' 3" x 7' 8" (\*3.91m x 2.34m) A modern kitchen containing a range of matching wall and base units with wood-effect worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a flexi-hose mixer tap over. Integrated appliances include an oven with an induction hob and extractor hood over, and space is available for a washing machine and a tall fridge freezer. In addition, the electric floor mounted boiler is located here, along with a radiator and uPVC double glazed windows to the front and rear aspects.

Shower Room 8' 5" x 3' 10" \*narrowing to 2' 7" (2.56m x \*1.18m) Comprising a close-coupled WC, a pedestal wash basin with a tiled splashback, and a shower cubicle. There is also a radiator and an extractor fan.

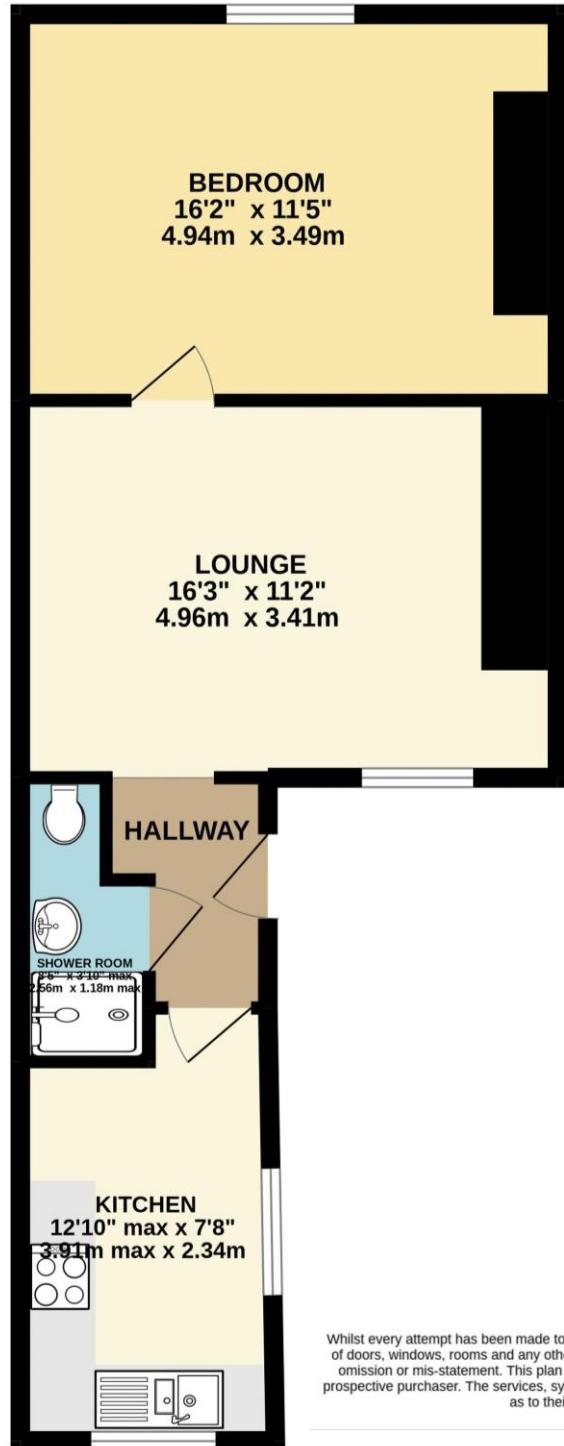
Lounge 16' 3" x 11' 2" (4.96m x 3.41m) (max) A spacious reception room enjoying a uPVC double glazed window to the front aspect, a radiator and a door to the bedroom.

Bedroom 10' 2" x 11' 5" (4.94m x 3.49m) (max) A generous double bedroom featuring a uPVC double glazed window to the rear aspect, a radiator and a small cupboard housing the meters and consumer unit.

Parking The flat boasts an allocated parking space to the front allowing valuable off-road parking.

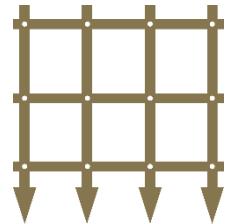
Property Information Tenure: Share of the Freehold (the vendor has informed us that the current maintenance charges are £73.13 per month and the lease is 999 years from 2019). Council Tax Band: A





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		59
(39-54) E		39
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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