



Flat 3, Mowbray Court Butts Road Heavitree, Exeter, EX2 5TQ

This spacious 2 double bedroom lower ground floor retirement apartment is privately tucked away in the far corner of this sought after retirement development set in arguably the best grounds of any retirement complex in Exeter. The property enjoys an unrivalled picturesque setting; the only sounds to interrupt the all encompassing quietude are bird song and the breeze through the surrounding trees.

Perfect for a single person or couple seeking independent and secure living within one of Exeter's most popular retirement developments lying close to Heavitree's comprehensive shopping centre and a regular bus service to and from the city centre.

Strong interest anticipated and early viewings recommended.

Guide Price £175,000

Flat 3, Mowbray Court Butts Road

Heavitree, Exeter, EX2 5TQ



- Sought After Retirement Complex
- Excellent Facilities, Communal Grounds and Events
- Private Entrance Hall
- Lounge/Diner Opening onto South Facing Patio
- Well Appointed Kitchen
- Two Double Bedrooms
- Beautifully Refurbished Shower Room
- Electric Night Storage Heaters
- UPVC Double Glazing
- Emergency Pull Cords

Private Entrance Hall

Lounge/Diner

17'4" x 10'4" (5.30m x 3.16m)

Kitchen

7'3" x 6'10" (2.23m x 2.10m)

Bedroom 1

13'4" x 9'5" (4.08m x 2.89m)

Bedroom 2

14'3" x 8'7" (4.36m x 2.63m)

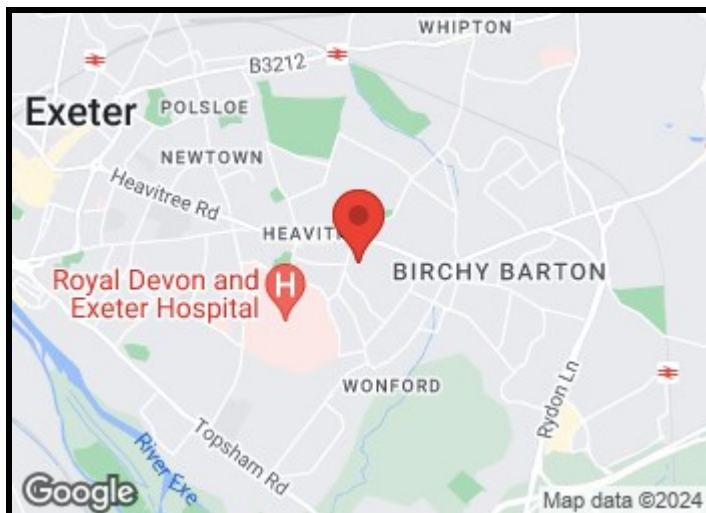
Shower Room

6'10" x 5'5" (2.10m x 1.66m)

Service Charge & Ground Rent

Age Restriction

Mowbray Court Information - See Online



Directions



Floor Plan



Total area: approx. 58.7 sq. metres (631.6 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	