



145-147 Fore Street, Exeter, EX4 3AN  
Price Guide £275,000





# 145-147 Fore Street

Exeter, EX4 3AN

- Two bathrooms
- Lounge
- Can be sold with sitting tennants or vacant possession.
- Two bedrooms
- Dining Room

Nestled in the heart of Exeter, this charming flat is a delightful find for those seeking a comfortable and convenient living space. Boasting two bedrooms and two bathrooms, this well-presented apartment offers a perfect blend of modern amenities and a prime location.

Upon entering, you are greeted by a spacious lounge that is perfect for relaxing or entertaining guests. The modern kitchen is ideal for whipping up delicious meals, while the dining room provides a lovely space to enjoy them.

Whether you are looking for a property with sitting tenants or prefer vacant possession, this flat caters to your needs. With its two double bedrooms, this apartment offers flexibility and comfort for individuals or small families alike.

Don't miss the opportunity to make this flat your own and enjoy all that Exeter has to offer right at your doorstep. This property is a gem waiting to be discovered by someone looking for a cozy and inviting place to call home.



## Lease

Lease created 1st April 1998 for 199 years. The service charge is £2942/annum which includes water bill and lift services.

## Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by





inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.







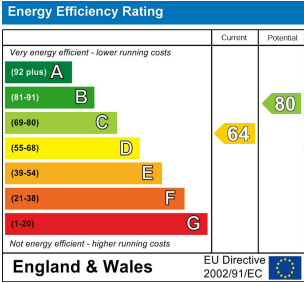
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Lettings Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.