



Spicer Road, Exeter, EX1 1TB  
£325,000





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# Spicer Road

Exeter, EX1 1TB

- ST LEONARD'S LOCATION
- 2 BEDROOM GROUND FLOOR FLAT
- LOW SERVICE CHARGE AND GROUND RENT
- COUNCIL TAX: B
- INVESTORS AND OWNER OCCUPIERS
- MODERN CONDITION
- SHARE OF FREEHOLD
- EPC: C

For Sale: Stunning Ground Floor Flat in St. Leonards, Exeter

We are delighted to present this modern and well-presented two-bedroom ground-floor flat, located in the highly sought-after St. Leonards area of Exeter. Offering a fantastic blend of convenience and charm, this property is perfect for both investors and owner-occupiers alike.

Property Highlights:

Spacious Accommodation – Approx. 649.09 sq ft of well-designed living space.



Lease and Service Charge  
Lease – 999 years from 30 June 2014.  
Service Charge – £590 every six months.  
Ground Rent- Peppercorn.

## 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.



Two Bedrooms – Generous double bedrooms providing comfortable living.

Modern Kitchen – A well-equipped and stylish kitchen, perfect for cooking and entertaining.

Bright & Airy Living Room – A welcoming space with ample room for relaxation.

Contemporary Bathroom – Fitted with modern fixtures and a sleek design.

Share of Freehold – Providing a secure and valuable investment.

Rental income- £17,000 per year

Prime Location

This charming flat is situated in St. Leonards, one of Exeter's most desirable areas. It offers easy access to the city centre, local amenities, and transport links. St. Luke's Campus is nearby, making it an ideal purchase for students, professionals, or investors. Additionally, Magdalen Road, renowned for its independent shops and eateries, is just a short walk away.

Why You'll Love This Home:

Ideal for Professionals & Students – Close proximity to St. Luke's Campus and the city centre.

Perfect Investment Opportunity – Popular rental location with strong demand.

Tranquil yet Well-Connected – Enjoy the peaceful surroundings while being close to Exeter's bustling city life.

This property is a rare opportunity to secure a fantastic home in one of Exeter's most sought-after locations.

Don't miss out – contact Francis Louis today to arrange a viewing!







Floor Plans



Viewing

Please contact our Francis Louis Sales 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.

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Location Map



Energy Performance Graph

