





Blackboy Road  
Exeter EX4 6SW



## Property Description

*This 3-bedroom flat in the heart of Exeter City Centre presents an exciting opportunity for renovation and personalisation. The spacious open-plan layout offers ample potential, with large windows allowing for natural light to fill the space. The kitchen, while functional, is in need of updating, and the flat features three generously sized bedrooms along with a family bathroom. Notably, the property includes a private balcony, perfect for enjoying the city views. Ideally situated just a short walk from shopping, dining, and cultural attractions, this flat is perfect for those looking to invest in a project in a prime location. The property comprises of an entrance hallway, kitchen/diner, living room, 3 double bedrooms and a balcony.*

## Agents Note:

This property will be sold with a 99 year lease, with a peppercorn ground rent, and a split service charge between the 4 flats.

## Entrance Hall

With cupboard.

## Living Room

17' 9" x 10' 7" ( 5.41m x 3.23m )

Double glazed front and rear aspect windows and door to balcony. Wall mounted radiator.

## Kitchen

9' x 10' 3" ( 2.74m x 3.12m )

Double glazed side aspect window, wall and base units, work surfaces, stainless steel sink unit, electric oven and hob with extractor over, wall mounted radiator.

## Bedroom 1

12' 10" max to front of cupboard x 8' 9" max ( 3.91m max to front of cupboard x 2.67m max )

Double glazed front aspect window, cupboard housing boiler, wall mounted radiator.

## Bedroom 2

17' 3" x 9' 2" ( 5.26m x 2.79m )

Double glazed front and rear aspect windows, wall mounted radiator.

## Bedroom 3

10' 6" max x 9' 5" max ( 3.20m max x 2.87m max )

Two double glazed front aspect windows, cupboard, wall mounted radiator.

## Bathroom

Double glazed rear aspect Velux window, bath, electric shower, tiling, low level toilet, wash hand basin, plumbing for washing machine, wall mounted radiator.

Council Tax Band: B





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



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