



1 Fountain Court

1 Fountain Court, Mount Dinham Court, Exeter, EX4 4FX



Exeter city centre 0.7 miles

A beautifully presented two-bedroom ground floor apartment situated within a characterful development boasting a pleasant green outlook, all whilst being within a stone's throw of Exeter's City Centre, it's amenities and transport links. Being sold with no onward chain.

- No onward chain
- Two double bedrooms
- Investment opportunity
- Leasehold
- Close to amenities
- Close to transport links
- Well presented throughout
- EPC - C
- CTB - C

Guide Price £290,000



SITUATION

The property is situated within the Mount Dinham Court Development, a popular location only moments from Exeter's bustling City Centre, local supermarkets, amenities and within walking distance of Exeter University's Streatham Campus. Whilst the property is within the city, the development itself is a quiet location benefitting from lush green spaces and with access to walks along Exeter's Quay. Exeter and surrounds boast a wide array of transport links including an airport with national and international flights, mainline trains from Exeter St. Davids station and useful links to major commuter routes such as the M5.

DESCRIPTION

Developed in 2012, 1 Fountain Court is a stunning tucked away apartment, set-in well-established ground that has previously won a Britain in Bloom award. Positioned on the ground floor the accommodation provides versatile, modern living with a characterful feel throughout in the way of two large double bedrooms, the master benefitting from an en-suite and each with large windows with pleasant outlooks. Additionally, there is a spacious open-plan kitchen dining room boasting high ceilings and modern integrated appliances including washer/drier in hallway cupboard and a separate large bathroom. Other notable features include ample storage throughout and one allocated underground parking space.

ACCOMMODATION

Through the front door leading into a spacious hallway with a storage

cupboard immediately on the right, straight ahead down the hallway is access to the second bedroom with views across the grounds. To the left of the hallway is the master bedroom with en suite. To the right-hand side of the hallway is the generously sized bathroom. Following the hallway to the end takes you into the large, open-plan kitchen/living room with enviable high ceilings and plenty of natural light because of the large double aspect windows.

OUTSIDE

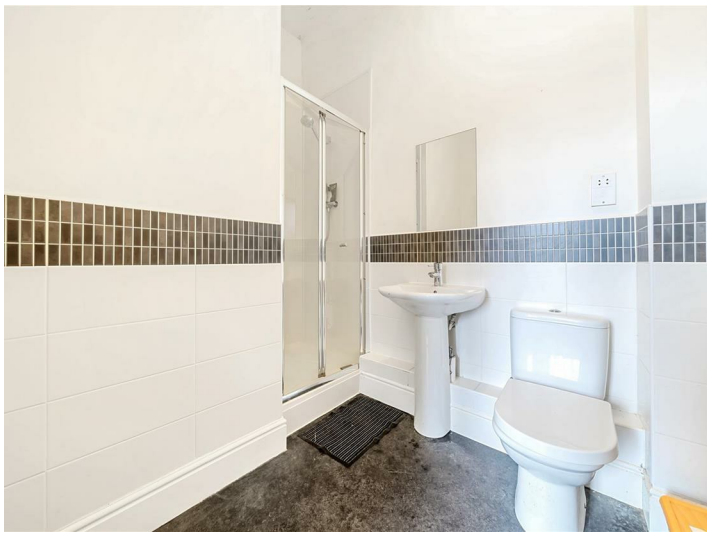
Outside of the property is access to stunning communal gardens as well as the private underground carpark.

SERVICES

Mains electricity, mains gas, mains drainage and high-speed internet.

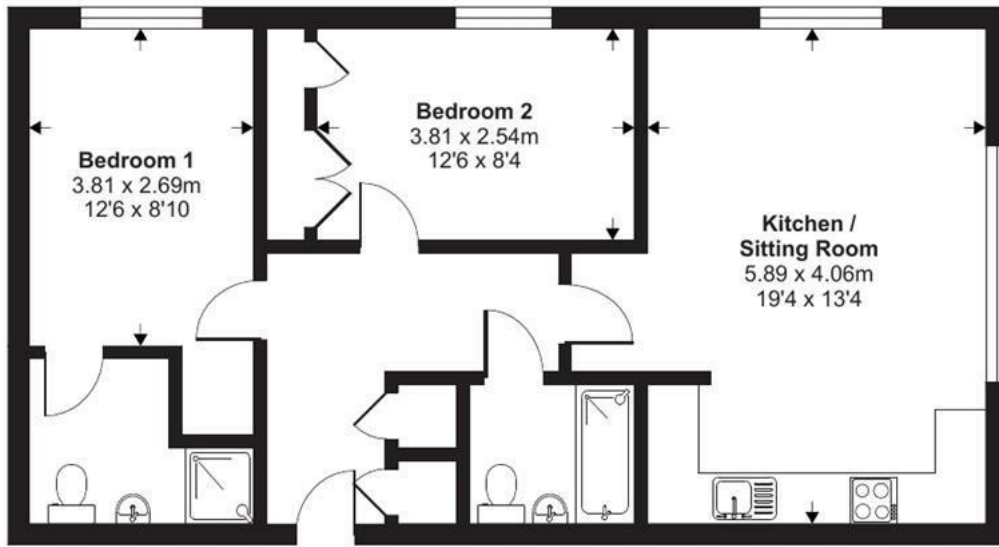
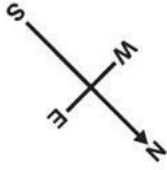
DIRECTIONS

From Southernhay Gardens head towards Magdalen Street and follow the road around heading towards South Street. Follow the road onto Market Street, leading into Mary Arches Street and take a right at the end of the road. Once on Bartholomew Street East take a left and drive over The Iron Bridge onto St. Davids Hill, take a left onto Haldon Road and then left into Mount Dinham Court. Follow the road to the right and 1 Fountain Court is at the end of the road on the right.



Approximate Area = 735 sq ft / 68.3 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1107899

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	77	77
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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