



13 Trinity Court,



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Southernhay East, Exeter, EX1 1PD

A beautifully presented one bedroom apartment situated within the heart of Exeter's City Centre.

- No onward chain
- Suited to young professionals
- Close to amenities
- Council Tax Band – B
- Modern City Centre Apartment
- Lift access to apartment
- Investment potential
- EPC - C

Guide Price £230,000

SITUATION

Trinity Court is set within Southernhay, an area of attractive tree lined gardens, unique and characterful properties and is also the hub of Exeter's professional landscape. Trinity Court is also moments away from Princesshay and the facilities it affords including a wide array of shops, restaurants, cafes and bars. Additionally, within walking distance is Exeter Central train station providing access to major train links across the country. Exeter affords a fantastic range of amenities, including well regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining options. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are regular rail services to London and an international airport.



DESCRIPTION

This modern apartment has a considered layout making for a versatile living space. The open plan kitchen/dining and living room provides light and airy accommodation as well as benefitting from a generously sized double bedroom with integrated storage. A well-presented bathroom makes up the remainder of the property. Within the building are clean and tidy communal areas and a lift.

ACCOMMODATION

Upon entrance into the hallway to the righthand side is a useful storage cupboard, through the door on the right is the bathroom complete with all fittings. Also, off the hallway in front of you is access to the bedroom, a generous double with built in storage and dual aspect providing a light and airy feel. To the left of the hallway is access into the main accommodation of the property, the kitchen/living/dining room. To the end of this room is the kitchen, with the remainder of the room providing a versatile living space.

SERVICES

Air Source Heat Pump, mains water, mains drainage. High speed broadband.

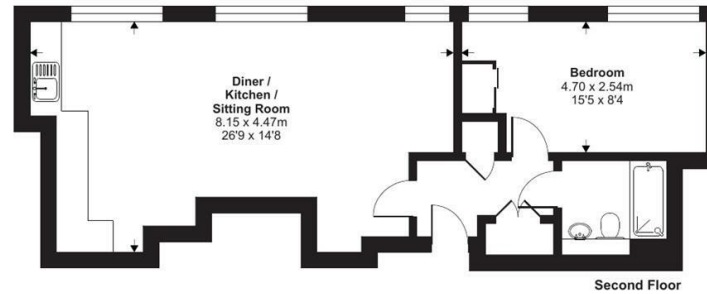
DIRECTIONS

From Stags Office, take a right onto Barnfield Road then a right onto Southernhay East. The property will be on your left.



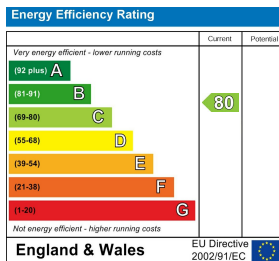


Approximate Area = 562 sq ft / 52.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1120855

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