



Richmond Road, Exeter, EX4 4JA

City centre location | Allocated parking space | Close to local amenities | Good transport links

Good investment opportunity | Leasehold

Asking Price: £150,000

HUNTERS[®]
HERE TO GET *you* THERE

Richmond Road, Exeter, EX4 4JA

CITY CENTRE LIVING This flat is situated just off queen street so is with in a stones throw of the city centre and everything that this includes, restaurant's, pubs, shops and so very much more, there is also off road parking, there is an open plan living space along with a double bedroom and shower room.

LIVING SPACE

4.22m (13' 10") x 4.95m (16' 3")

Window to the front aspect, electric heater.

Kitchen space high and low level cupboards, roll top work surfaces, built in electric hob, oven and extractor, space for a fridge, space for a washing machine:



KITCHEN



BEDROOM

2.95m (9' 8") x 2.84m (9' 4") > 3.58m (11' 9")

Window to the rear aspect, eves storage, electric heater:



SHOWER ROOM

1.37m (4' 6") x 2.34m (7' 8")

Walk in shower, low level WC, hand basin, small electric heater:



OUTSIDE

The flat is accessed through a communal door from Richmond Rd, the communal stairway leads you up to the 3rd floor and to the front door:

The rear of the property boasts a parking space:



BEDROOM VIEW

Stunning views, showing the Cathedral



CAR PARK

parking to the rear of the property for all residence.



AGENTS NOTE

999 years approx 25 years gone
Ground Rent £25 PCA
Service charge for 2021 was £796

OPENING HOURS

Monday to Friday 09:00 to 17:30
Saturday 09:30 to 14:00

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	54
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

