

HUNTERS[®]

HERE TO GET *you* THERE



Southgate Court

Holloway Street, EX2 4JL

Guide Price £200,000



Council Tax: B



Flat 1 Southgate Court

Holloway Street, EX2 4JL

Guide Price £200,000



Entrance

Is via communal hall through to the garden which gives you access to a private entrance for this flat.

Entrance hall

Via private door, space for hanging coats and space for shoe rack door to:

Hall

telephone point and doors to all rooms

Lounge/ Diner

16'4" x 10'7" (4.98 x 3.24)

Window overlooking the communal garden, television point, gas heater, opening to the kitchen.

Kitchen

8'9" x 5'2" (2.68 x 1.60)

Matching eye level and base units, rolled work surface with tiles splash back, integrated circular style sink unit and drainer and mixer tap over, integrated four ring gas hob and electric oven underneath, space for washer/dryer, space for fridge freezer and cupboard housing the hot water tank also giving storage, window to the front aspect of the property.

Bedroom one

13'6" x 8'9" (4.13 x 2.68)

Window to the rear aspect of the property.

Bedroom two

9'1" x 8'2" (2.77 x 2.49)

Window to the front aspect of the property.

Bathroom

8'1" x 4'10" (2.48m x 1.48m)

White bath with taps over, sink unit with taps, low level WC, towel heater and a slightly obscured window to the front.

Outside

To the front there is a garden area and path giving access to the secure entrance, To the rear there is access to a communal garden space which provides some peace and tranquillity. There is also access to an allocated parking space and private GARAGE. A short walk from the building you have easy access to Bull Meadow park, which is a perfect place for dog walkers, childrens playground and autumnal walks.

- * Guide price £200,000-£220,000 *
- Recently renovated to exceptional standard, St Leonards
- Well-proportioned reception room with large windows
- Refurbished kitchen with modern conveniences
- Double bedrooms with ample natural light
- Garage and additional parking space
- Beautifully maintained communal gardens
- Conveniently located near public transport links
- Chain-free property ideal for families
- EPC rating of C and council tax band B

* Guide price £200,000-£220,000 * We're thrilled to present this immaculate 2-bedroom flat for sale, a perfect gem nestled in the heart of St Leonards. This ground-floor property has been recently renovated to an exceptional standard, complete with new flooring and neutral decor, making it the perfect canvas for you to make your own.

As you step through the secure entrance, you'll be greeted by a well-proportioned reception room, boasting large windows that flood the space with natural light. The kitchen is also a delight, having recently been refurbished to include all the modern conveniences you'd expect.

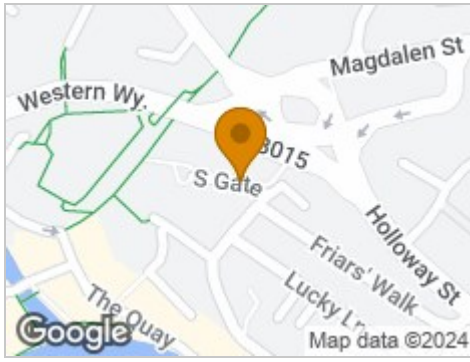
Both bedrooms are doubles, with the master bedroom offering that extra bit of luxury. Each room benefits from ample natural light and has been newly refurbished, providing a serene space to rest and rejuvenate. There's also a newly refurbished bathroom, adding to the overall pristine condition of this lovely flat.

Outside, there's a garage and an additional parking space, a rarity in the city centre. The communal gardens are beautifully maintained, providing a peaceful area to relax and enjoy the outdoors. The property is also conveniently located near public transport links, local amenities, and excellent schools. For nature lovers, the nearby park and walking routes are sure to be a hit.

This property is chain-free and would be ideal for families, couples, or sharers. With its EPC rating of C and council tax band B, this property strikes the perfect balance between luxury and practicality. So why wait? Experience the best of city living in this superb flat today.



Road Map



Hybrid Map



Terrain Map



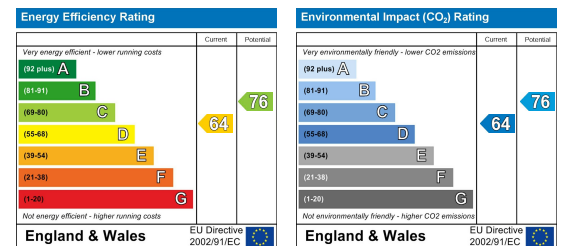
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.