

HUNTERS®

HERE TO GET *you* THERE



Medley Court

Exeter, EX4 2QJ

£175,000



Council Tax: B



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Hallway

Doors to the family bathroom, lounge/ diner, kitchen and both bedrooms plus the airing cupboard.

Lounge/ Diner

9'11" x 20'0" (3.04m x 6.11m)

Two windows to the front aspect, radiator.

Kitchen

8'2" x 9'9" (2.49m x 2.98m)

Low and high level cupboards, roll top work surfaces, one bowl sink and drainer, built in gas hob, oven and extractor, space for a washing machine, built in fridge freezer.

Bathroom

6'7" x 6'5" (2.01m x 1.97m)

Bath with shower over, heated towel rail, hand basin and low level WC.

Master bedroom

9'9" x 10'6" (2.98m x 3.22m)

Window to the rear aspect, radiator.

Bedroom two

7'4" x 10'0" (2.24m x 3.07m)

Window to the rear aspect, radiator.

Communal area/ entrance

From the communal front door, you cross the hallway to the stairs which take you to the first floor, where this property is situated.

Material Information - Exeter L

Tenure Type; Leasehold

Leasehold Years remaining on lease; 978

Leasehold Annual Service Charge Amount £1,636

Leasehold Ground Rent Amount; Included in service charge

Council Tax Banding; B

- Recently reduced
- Abundance of natural light
- Spacious reception room
- Modern, stylish bathroom
- High-quality fixtures and fittings
- Potential for bespoke kitchen
- Opportunity for customization
- Ideal for entertaining
- Unique property opportunity
- Impressive layout and design

Tel: 01392 340130

Presenting a splendid flat for sale, neutrally decorated throughout, ready for the new owners to put their own personal touch. This property boasts two generously proportioned double bedrooms, both bathed in natural light, providing a bright and airy feel.

The flat offers a welcoming reception room, characterised by large windows, filling the space with an abundance of natural light. This room provides ample space for both relaxation and entertainment. The property also features a well-appointed kitchen, ready for new culinary adventures.

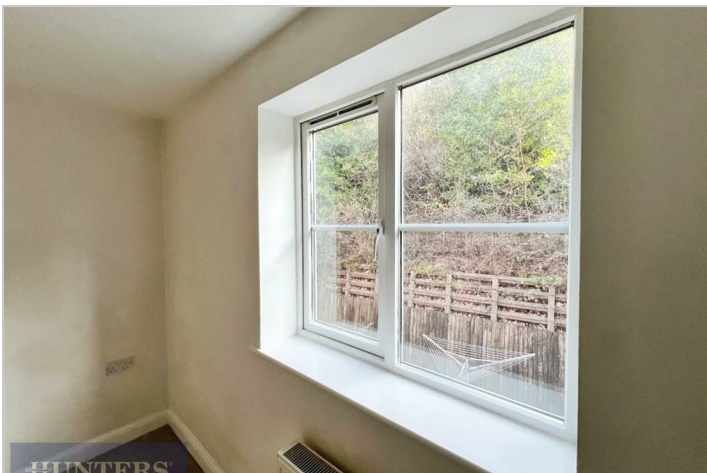
Adding to the benefits, the property has a modern bathroom, perfectly serving the needs of a family or a couple. The Energy Performance Certificate (EPC) rating of the property is 'C', indicating a satisfactory level of energy efficiency. The property falls under council tax band 'B', which is another factor to consider for potential buyers.

This flat is ideally situated, benefiting from public transport links, local amenities, and walking and cycling routes, making it a dream location for those who appreciate an active lifestyle and the convenience of having necessities within reach.

The unique feature of this property is the inclusion of parking, providing a safe and secure space for your vehicle, a much sought-after feature in today's property market.

This flat is ideally suited for families and couples alike, offering a comfortable living environment with all the essential facilities at hand.

In conclusion, this property combines a fantastic location with a neutral, inviting interior and practical features, creating a perfect home for the next lucky owners.



Road Map



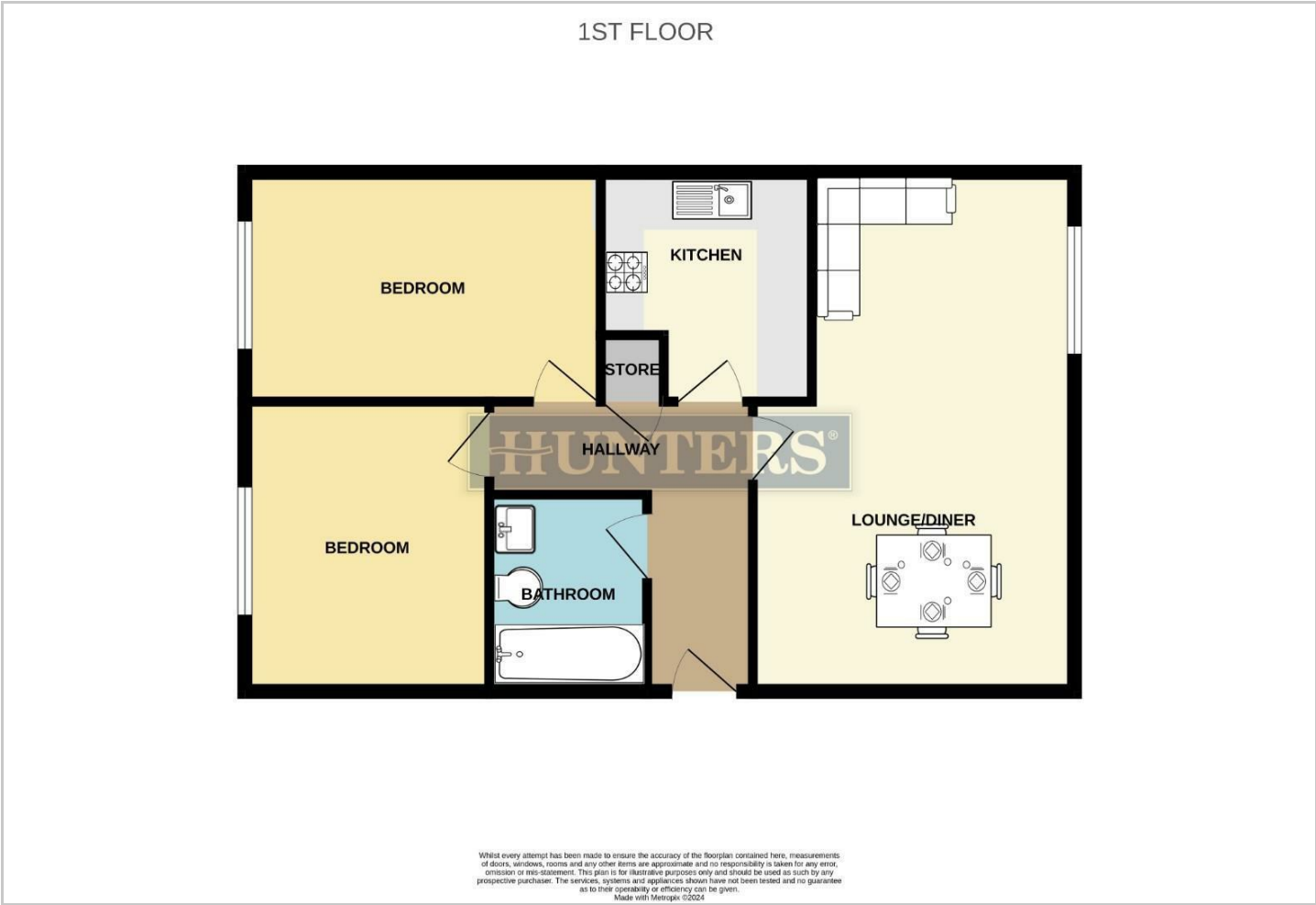
Hybrid Map



Terrain Map



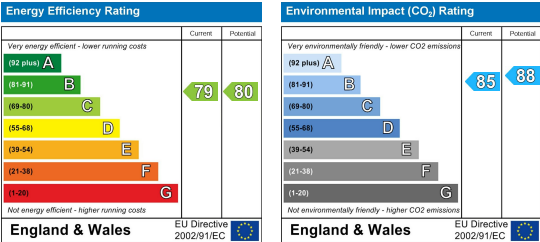
Floor Plan



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.