

HUNTERS[®]

HERE TO GET *you* THERE



Richmond Road

Exeter, EX4 4JA

Asking Price £140,000



Council Tax: A



17 Richmond Road

Exeter, EX4 4JA

Asking Price £140,000



Lounge Area

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

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

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

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

Shower room

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

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.

Material Information - Exeter S

Tenure Type; Leasehold

Leasehold Years remaining on lease; 974

Leasehold Annual Service Charge Amount £796 for 2021

Leasehold Ground Rent Amount £25 per annum, Council Tax Banding; A

- City centre location
- Allocated parking space
- Close to local amenities
- Good transport links
- Good investment opportunity
- Leasehold
- Ready to go

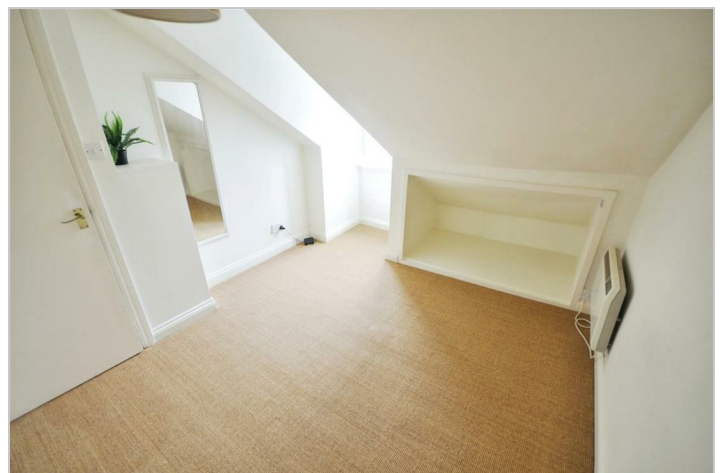
Presenting for sale, a truly immaculate flat that is perfectly suited for couples seeking a blend of modern living and convenience. The property boasts a refurbished reception room, an open-plan kitchen, as well as a double bedroom, offering a comfortable living space for its residents.

This one-bedroom flat is in an excellent condition, reflecting a high standard of maintenance by the previous owners. The kitchen, a modern and open-plan, is perfect for those who enjoy an integrated living and dining space. The double bedroom is spacious and inviting, promising a restful retreat after a long day.

The property also has a well-presented reception room that has been tastefully refurbished to offer a cosy space for relaxation and entertainment. There is also a bathroom that has been fitted to a high standard, adding to the overall appeal of the property.

Situated in a desirable urban area, the property benefits from excellent public transport links and is in close proximity to local amenities. Nearby parks, walking and cycling routes offer plenty of outdoor activities, while local schools make this an attractive option for those considering a family in the future.

The property falls under Council Tax Band A and has an EPC rating of E. This is an exceptional opportunity to acquire a property that offers both a stylish interior and a convenient location. Please get in touch to arrange a viewing at the earliest. We look forward to introducing you to this beautiful flat.



Road Map



Hybrid Map



Terrain Map



Floor Plan



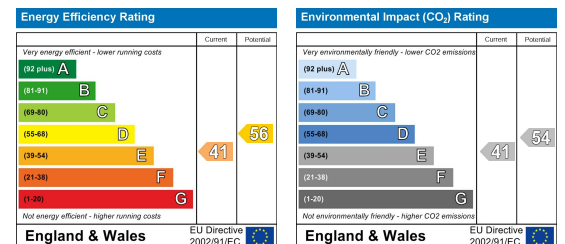
TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 SQ.M.)

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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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.