

HUNTERS®

HERE TO GET *you* THERE



Silver Lane

Exeter, EX4 6SQ

Asking Price £160,000



Council Tax: A



Flat 48, Belmont House Silver Lane

Exeter, EX4 6SQ

Asking Price £160,000



HALLWAY

Entrance hall, with doors to all rooms, two cupboards

KITCHEN / LIVING ROOM

18'3" x 13'3" (5.57m x 4.05m)

uPVC window, kitchen with breakfast bar, stainless steel sink, base units, night storage heater, living room with door to private patio

BATHROOM

7'3" x 6'1" (2.22m x 1.87m)

Heated towel rail, toilet, shower cubicle, wash hand basin

BEDROOM

11'7" x 9'0" (3.55m x 2.75m)

uPVC window, built in wardrobe

Material Information - Exeter S

Tenure Type; Leasehold

Leasehold Years remaining on lease; 176

Leasehold Annual Service Charge Amount £1,200

Leasehold Ground Rent Amount £10

Council Tax Banding; A

- PURPOSE BUILT BLOCK
- CHAIN FREE
- ONE BEDROOM FLAT
- MODERN SHOWER ROOM
- PRIVATE BALCONY
- VIEWS OVER BELMONT PARK
- ACCESS TO CITY CENTRE
- LOCATED ON THE 3rd FLOOR
- ADDITIONAL EXTERNAL STORE CUPBOARD
- EPC RATING C

Nestled in the charming Mount Pleasant area of Exeter, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. Situated on Silver Lane, the property is part of a purpose-built block, located on the 3rd floor, the block also benefits from a lift and benefits from an accessible entrance.

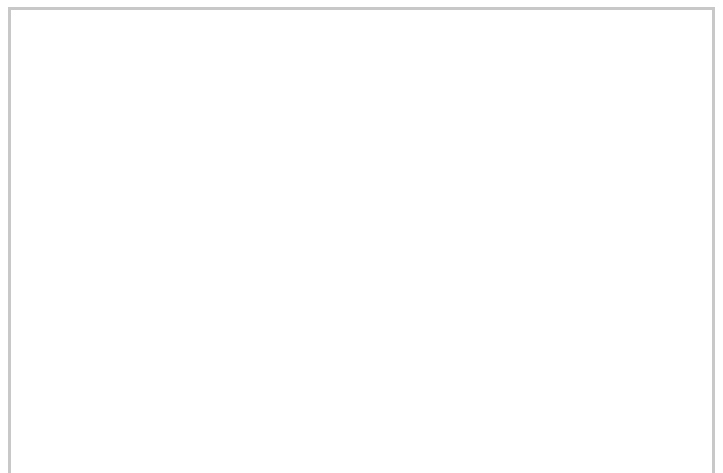
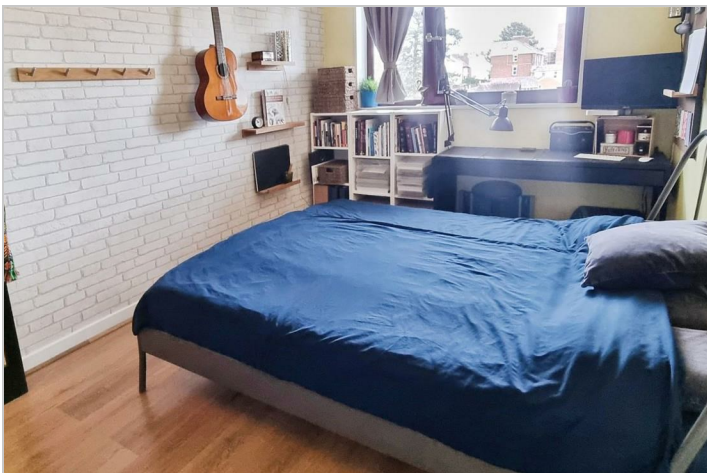
Spanning an inviting 495 square feet, this flat features a well-proportioned reception room that provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The bedroom is thoughtfully designed to offer a peaceful retreat, while the bathroom is equipped with essential amenities for your daily needs.

One of the standout features of this property is the lovely balcony, which overlooks the picturesque Belmont Park. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day, all while taking in the serene views of the surrounding greenery.

The location is particularly advantageous, with easy access to local amenities, transport links, and the vibrant city centre of Exeter. Whether you are a first-time buyer or seeking a rental investment, this flat presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area.

In summary, this one-bedroom flat on Silver Lane is a charming and practical choice for those looking to embrace the best of Exeter living. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers.

The property also benefits from a Communal Parking area.



GROUND FLOOR

The ground floor plan shows a rectangular building layout. At the top left is a green-shaded area labeled "BALCONY". Below it is a large yellow-shaded area labeled "BEDROOM". To the right of the bedroom is a larger yellow-shaded area labeled "KITCHEN/ LIVING ROOM". A grey-shaded "WARDROBE" is located at the bottom left of the bedroom. The entrance is through a brown-shaded "ENTRANCE HALL" which contains two small grey-shaded areas labeled "UPBOARD". To the right of the hall is a blue-shaded "BATHROOM" containing a toilet, a bathtub, and a sink. A large, semi-transparent watermark reading "HUNTERS®" is overlaid across the center of the plan.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.
Made with [Architectural 3D](#)

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

76 77

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

76 77

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