

SOUTHGATE

ESTATES

Flat 4, 16, St Davids Hill, Exeter,
Devon, EX4 3RQ
£175,000



One Double Bedroom, Beautifully Presented, No Onward Chain, First Floor Flat, Central Location, Ideal Investment or First Home

A beautifully presented first floor flat located in a highly central location, close to Exeter's High Street. The flat has been recently refurbished and is complemented by wood panelled walls, Victorian-style radiators and many other attractive details. The accommodation briefly consists of an entrance hallway, a generous open-plan living space, a double bedroom and an en suite shower room.

The excellent location offers a good number of nearby amenities, and benefits from all of the popular high street shops, cafes and restaurants just a short distance from the flat. There are also various GP surgeries, places of worship and good public transport links, with bus routes and central train station close-by.



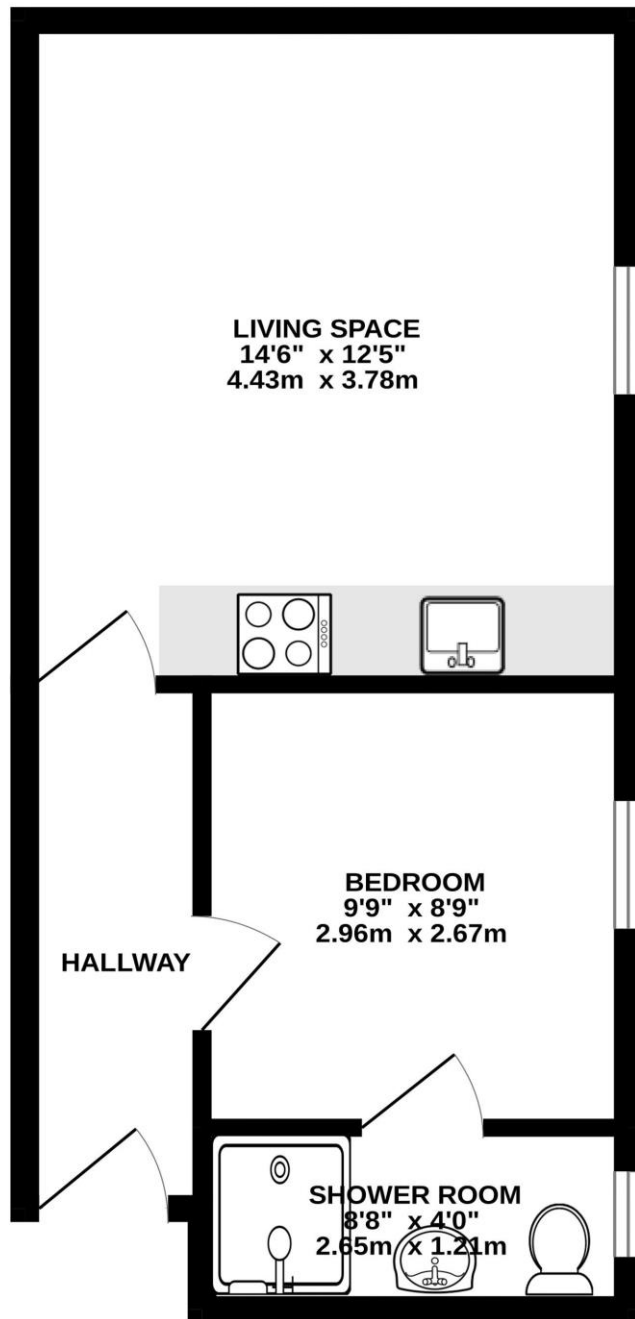
Accommodation A door opens to the flat's entrance hallway, which provides access to the living space and bedroom, along with a telephone intercom system.

The well-proportioned living space is complemented by stylish wood-panelling, with a window to the side aspect enjoying a pleasant outlook, and a Victorian-style radiator. The kitchen area contains a range of modern wall and base units with fitted worktops, a matching backsplash and a brass-coloured sink with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, a fridge and a dishwasher.

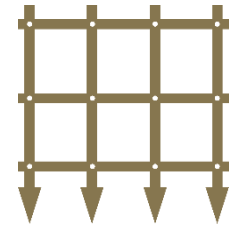
The bedroom also features attractive wood-panelling, a window to the side aspect and a Victorian-style radiator. A door leads into the modern en suite shower room which comprises a full-width shower cubicle with a rainfall shower head and additional shower head over, as well as a close-coupled WC and a wash basin with a mixer tap over and vanity unit below. A window faces the side aspect, and there is also a heated towel rail, a fitted mirror and an extractor fan.

Property Information Tenure: Leasehold . We understand that the lease length is 999 years from 2014, maintenance charges are currently £25 per month, but increasing to £75 per month shortly. Council tax band: A.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		



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