



SOUTHGATE

ESTATES



*6A Lower Summerlands,
Exeter, Devon, EX1 2LJ
£140,000*



Studio Flat, First Floor, Communal Gardens, Outside Store Room, No Onward Chain, Central Location

A spacious studio flat located within close proximity to the city centre. The flat benefits from use of the large communal gardens, as well as its own outside store room. Internally, the accommodation briefly consists of an entrance hallway, kitchen, open-plan living space and a shower room.

The excellent central location offers a number of amenities nearby, including the popular high street shops, eateries and entertainment facilities in the city centre, as well as various public transport links. There are also parks, grocery stores and health centres, with the RD&E Hospital nearby.



Accommodation

The front door opens to the entrance hallway which provides access to each of the rooms. The open-plan living space is complemented by two windows to the front aspect, with a pleasant outlook. There is also a gas fireplace, and a double wardrobe allowing ample extra storage space. The separate kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob and extractor hood over, a fridge and a washing machine. There is also a built-in cupboard, and a window overlooking the communal gardens. Lastly, the shower room comprises a shower cubicle, a pedestal wash basin and a close coupled WC. An obscured window faces the rear aspect.

Communal Gardens & Store

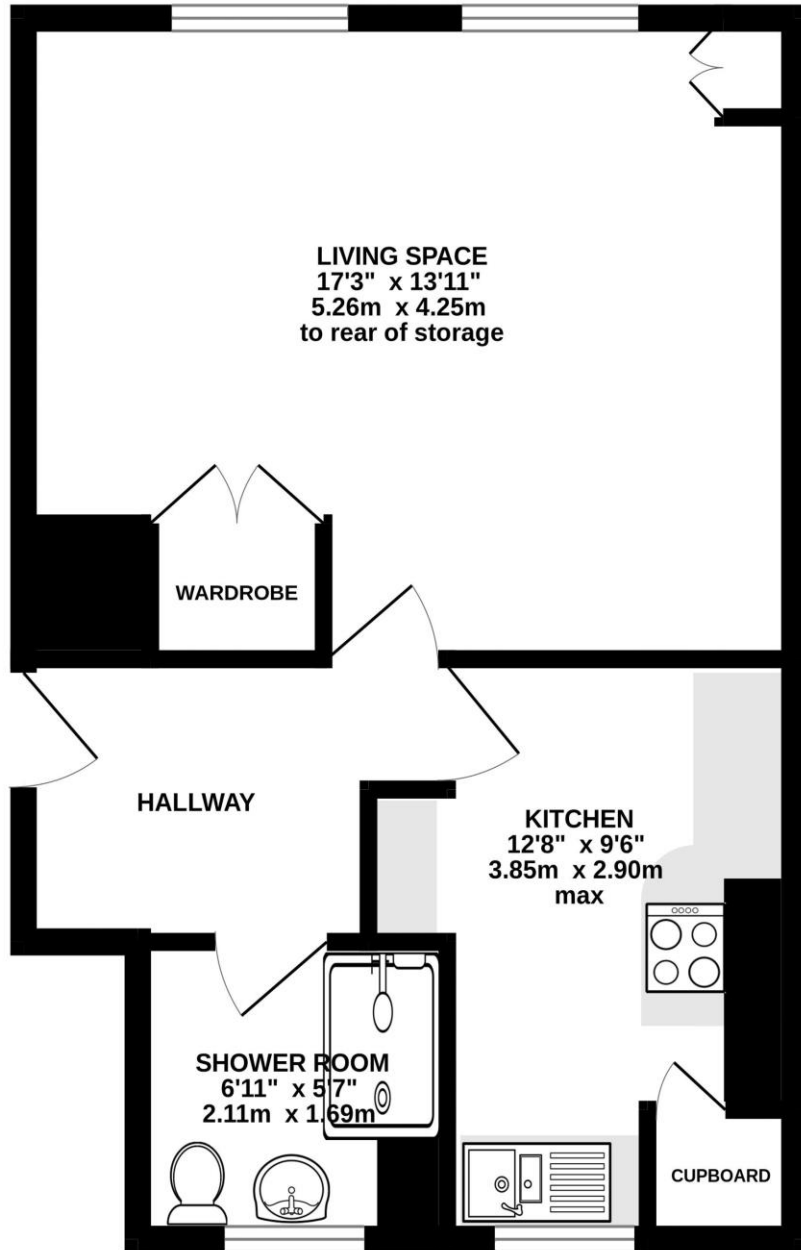
The flat enjoys use of the communal gardens which are mainly laid to lawn, with the advantage of a patio area and a number of established plants and shrubs. A path leads to the flat's own store room.

Property Information

Tenure: Leasehold (the vendor has informed us that the current maintenance charges/ground rent are currently £883.32 per year, and the lease length is 125 years from 29 June 1987). Council tax band: A. Floor Area: Approx 39m².



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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