



SOUTHGATE

ESTATES

*Flat 4, 28, New North Road,  
Exeter, Devon, EX4 4HF  
£185,000*





## **1 Double Bedroom, Top Floor Flat, Grade II Listed Building, City Centre Location, Communal Garden**

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A well-proportioned one bedroom flat situated on New North Road. The flat is located on the top floor, and enjoys use of the extensive communal gardens. The internal accommodation briefly consists of an entrance and landing, a living room, kitchen, double bedroom and en suite bathroom.

This convenient location is within easy walking distance of the city centre with its many shops, restaurants, and theatres, as well as Princesshay shopping centre. The flat also benefits from easy access to Exeter College, Exeter University and Exeter Central railway station. New North Road is situated on regular bus routes.



## **Accommodation**

The front door opens from the communal landing to the flat's entrance, with stairs leading up to the landing. Doors then open to both the living room and bedroom. The living room features two windows to the rear aspect with an outlook over the communal gardens. There is also a built-in storage cupboard, and access to the kitchen. The kitchen contains a range of cupboards with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob over, plus space for a tall fridge freezer and a washing machine. There is also access to a cupboard over the stairs, and a skylight to the side aspect. The well-proportioned double bedroom also has use of the cupboard over the stairs, as well as a window to the front aspect. A door opens to the en suite which comprises a close-coupled WC, a pedestal wash basin, a bath with a shower attachment, and a separate shower cubicle.

## **Communal Gardens**

To the rear of the property is a sizeable communal garden which is mainly laid to lawn, benefitting from various seating areas, fruit trees, and other well-established plants and shrubs.

## **Property Information**

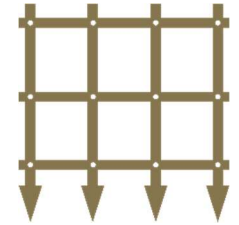
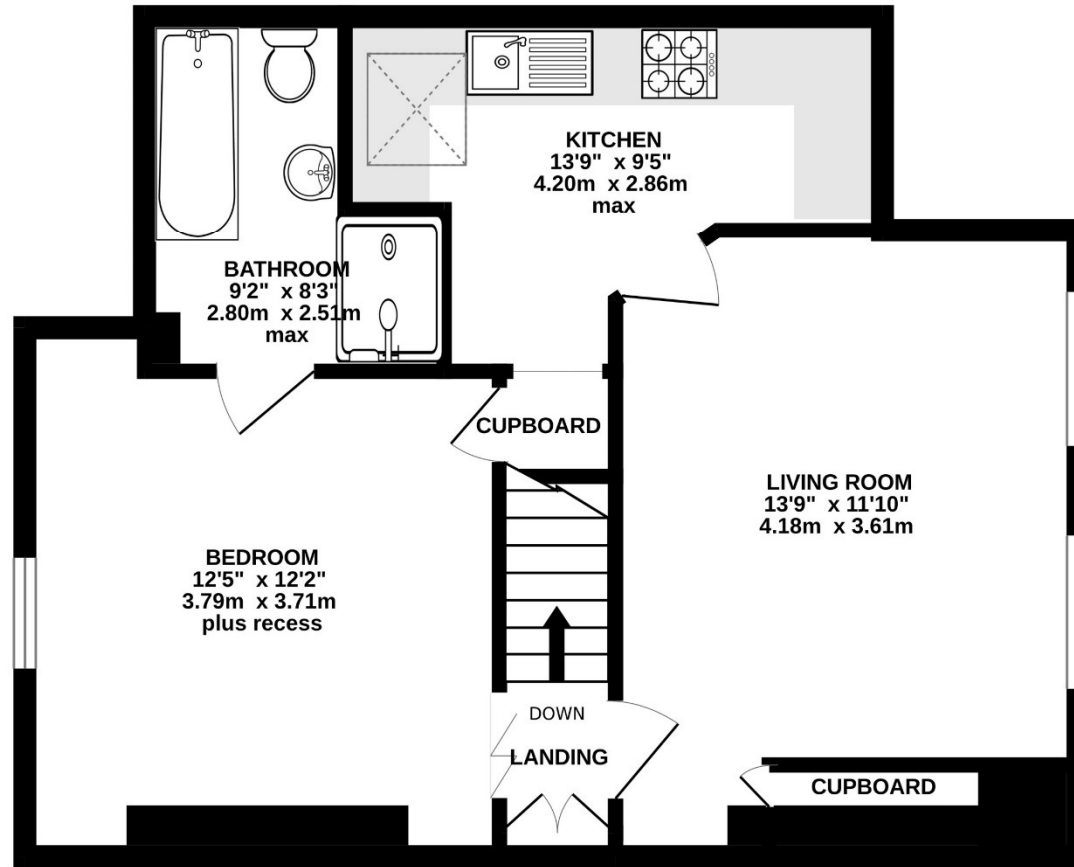
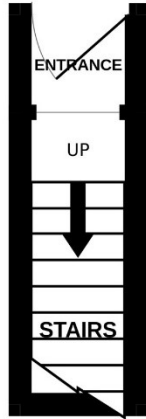
Tenure: Share of the freehold (we have been informed that the lease length is 999 years from 1983, and the maintenance charges are currently £125 per month). Council tax band: A.





ENTRANCE FLOOR

TOP FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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