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*Flat 1, 12, Friars Walk, Exeter, Devon, EX2 4AY*



SOUTHGATE  
— ESTATES —

£145,000







## *Flat 1, 12, Friars Walk*

This one bedroom flat is conveniently located just a short walk from Exeter City Centre with all its shops, restaurants and attractions. This excellent location is also within close proximity of a park, the beautiful quayside and many local amenities including schools, dentists, doctors' surgeries as well as the court and the business district of Southernhay.

The accommodation briefly comprises an entrance porch and hallway enjoying a built-in storage cupboard and doors to the kitchen, living room, bathroom and double bedroom. With such a fantastic situation, this flat is ideal for first time buyers or investors and internal viewing is highly recommended in order to fully appreciate all that the flat has to offer.

**Entrance & Hallway** The front door opens to an entrance vestibule which includes a telephone intercom system and a door through to the hallway providing further doors to the kitchen, living room, bedroom and bathroom, as well as an airing cupboard containing the hot water tank.

**Kitchen 7' 10" x 6' 6" (2.38m x 1.98m) min** The kitchen contains a range of matching wall and base units with solid wood worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob over and space is provided for a washing machine, a tumble dryer and a fridge. A sash window faces the front aspect and enjoys views across the city.







**Living Room 11' 1" x 9' 10" (3.38m x 2.99m) min** A pleasant reception room, also benefitting from a sash window to the front aspect with far-reaching views across the city.

**Bedroom 11' 11" x 8' 10" (3.63m x 2.7m) max plus bay** A good-sized double bedroom enjoying a sash window to the side aspect.

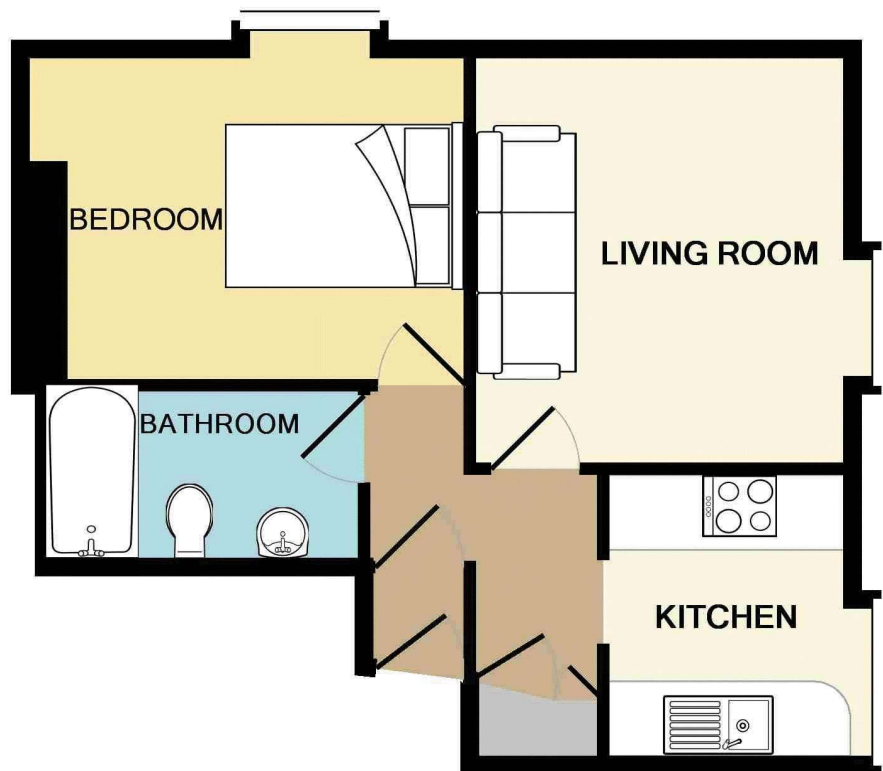
**Bathroom 8' 4" x 4' 10" (2.54m x 1.48m)** Comprising a close-coupled WC, a pedestal wash basin with a tiled splashback and mixer tap over, and a bath with a mixer tap and Mira shower over, plus a tiled surround. In addition, there is an electric heated towel rail and an extractor fan.

**Property Information** Tenure: Share of the freehold (lease details and maintenance charge tbc). Council tax band: A.

- *1 Double Bedroom*
- *Far-Reaching Views*
- *No Onward Chain*
- *Attractive Period Building*
- *Ideal Investment/First Home*
- *Close to City Centre & Quayside*







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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### Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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**SOUTHGATE**

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