



SOUTHGATE
ESTATES

£200,000

Guide Price



2



1



1

Flat 3, 4, Richmond Road, Exeter, EX4 4JA





Flat 3, 4, Richmond Road, Exeter

This well-presented first floor flat is ideally located in a central position within easy walking distance of the city centre with its wide variety of shops, dining and entertainment. The property also benefits from close proximity to Exeter St David's and Central railway stations as well as regular bus routes.

The flat is being sold with no onward chain, and the internal accommodation briefly consists of an entrance hallway, a living room, separate kitchen and shower room, plus two good-sized double bedrooms.





Accommodation

The front door opens into the entrance hallway, which offers ample built-in storage, with a wardrobe providing space for coats and shoes, as well as a further cupboard accommodating the boiler, with space below for a washing machine. Doors open into each of the rooms, with the living room situated to the front of the property complemented by a sash window allowing a good level of natural light. The separate kitchen contains a range of matching wall and base units with solid wood worktops, splashback panels, and a double bowl Belfast sink with a mixer tap over. Space is provided for a fridge freezer and a freestanding oven with an extractor hood. There is also access to the loft for extra storage. The two bedrooms are well-proportioned doubles, both enjoying a sash window to either the front or rear aspects. Finally, the shower room comprises a shower cubicle, a wall-mounted washbasin with a mixer tap over, and a hidden cistern WC.

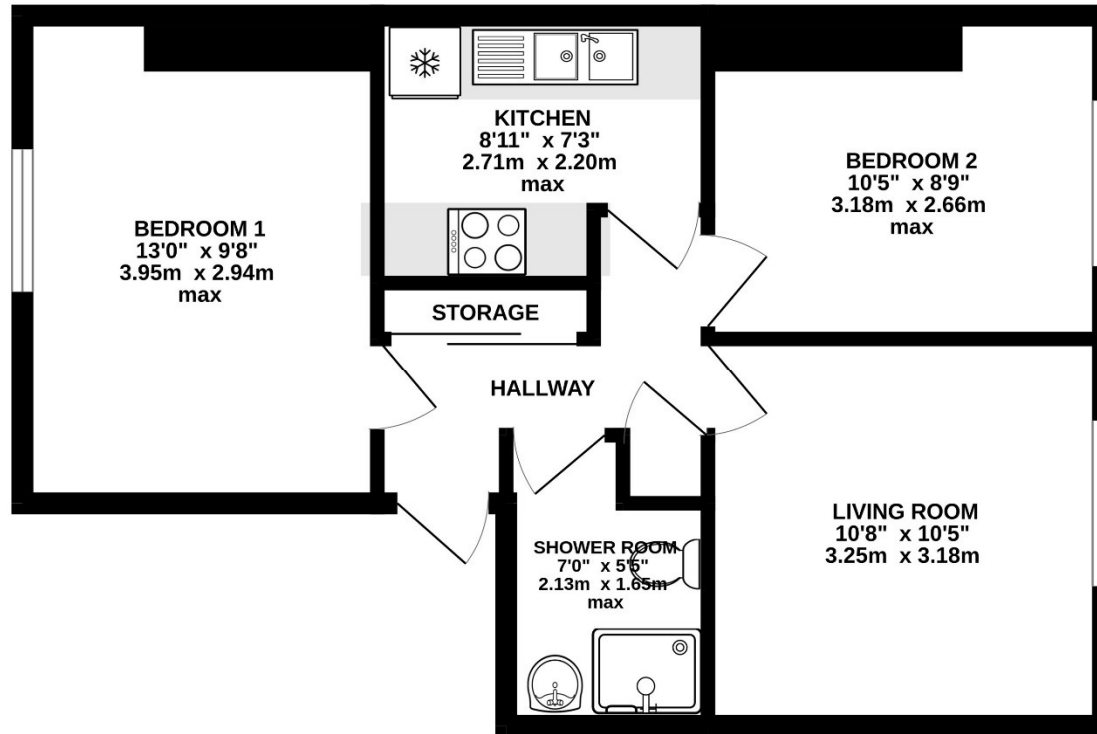
Property Information

Share of the freehold (we have been informed by the vendor that the lease length is 999 years from 25 March 1987, and the current maintenance charges are £50 per month). Council tax band: A.

- *2 Double Bedrooms*
- *First Floor Flat*
- *Well-Presented*
- *No Onward Chain*
- *Ideal Investment or First Home*



FIRST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 sq.m.) approx.

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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Energy Performance Rating

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



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