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*Flat 2d, Angel Pavement 145-147 Fore Street, Exeter, EX4 3AN*



SOUTHGATE  
— ESTATES —

£165,000







## *Flat 2d, Angel Pavement*

A spacious one bedroom flat located in a highly central location close to Exeter's popular High Street. The flat's internal accommodation briefly consists of an entrance hallway, a living room with access to the kitchen, a double bedroom and bathroom. There is also a communal lift leading to all floors for convenience.

The flat is ideally situated to enjoy a number of amenities on the doorstep, with Exeter's High Street just a short distance away offering a variety of shops, cafes and restaurants. The picturesque quayside is also nearby, with further eateries and walks/cycle routes along the Exe Estuary Trail.

Accommodation The front door opens to the entrance hallway which provides access to each of the main rooms. The living room is complemented by three windows to the rear aspect allowing ample natural light to the room. An archway opens into the kitchen which contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit. Appliances include an integrated oven with an electric hob and extractor hood over, plus space for a fridge and a washing machine. There is also a window to the side aspect and a cupboard housing the hot water tank. The double bedroom is well-proportioned and enjoys a window to the side aspect, as well as a fitted desk area. Lastly, the bathroom comprises a close-coupled WC, a bath with a shower over and a pedestal wash basin.

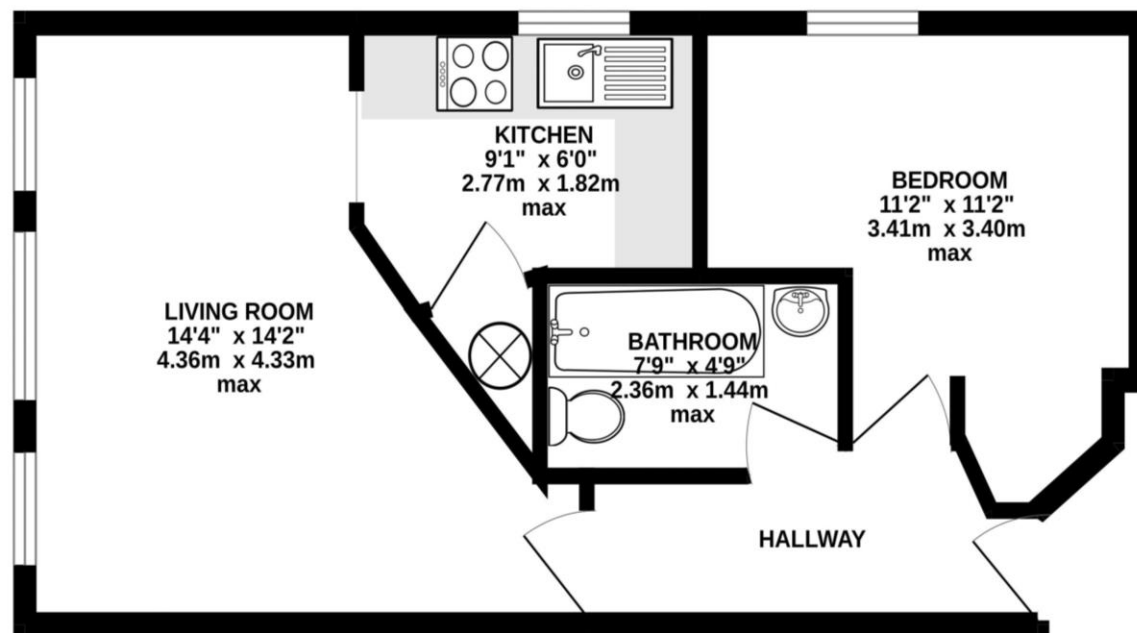
Property Information Tenure: Leasehold (we understand the lease length is 199 years from 1 April 1998, current maintenance charges £163 per month and water charges are included within the payment). Council tax band: A.





## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



TOTAL FLOOR AREA : 392 sq.ft. (36.4 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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**SOUTHGATE**  
ESTATES

50-51 South Street, EX1 1EE

01392 207444

[info@southgateestates.co.uk](mailto:info@southgateestates.co.uk)