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38 Powhay Mills, Tudor Street, Exeter, Devon, EX4 3BT



SOUTHGATE
ESTATES

£190,000





38 Powhay Mills, Tudor Street

A spacious first floor apartment situated in a central position just a short distance from Exeter's high street. The flat benefits from an allocated parking space, as well as two bedrooms, an open-plan living space, a bathroom and an enclosed balcony.



The flat is ideally situated to enjoy a number of nearby amenities, including the picturesque quayside with popular walks and cycle routes, as well as various eateries and independent shops along the water's edge. Exeter St David's, Exeter Central and St Thomas train stations are also nearby, along with bus routes in and out of the city, offering good transport links.

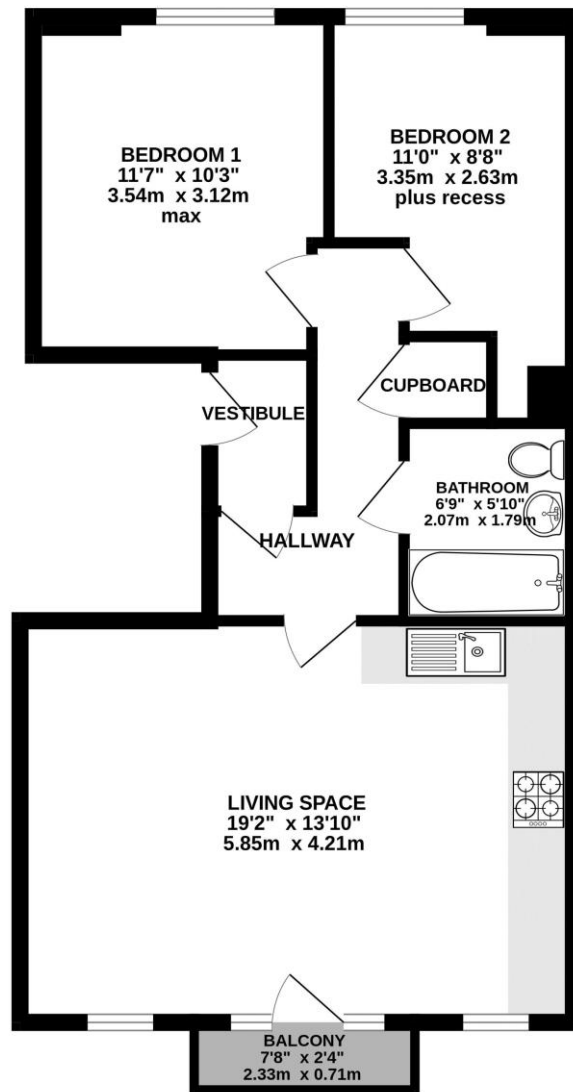


Accommodation The front door opens to the entrance vestibule and hallway which provides ample space for storing coats and shoes, along with access to each of the internal rooms, and a useful built-in storage cupboard. The open-plan living space is situated to the front of the property and enjoys a door leading out to an enclosed balcony space. There are also windows to the front aspect allowing ample natural lighting. The kitchen area contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, plus space is available for a washing machine and a fridge. Additionally, a cupboard houses the Vaillant boiler. The two bedrooms are both doubles and are complemented by windows to the rear aspect with a pleasant leafy outlook. Lastly, the bathroom comprises a close-coupled WC, a pedestal wash basin with a mixer tap over and a bath with a mixer tap and Mira shower over. Parking In a car park next to the flat is an allocated space allowing valuable off-road parking for one vehicle. The flat also benefits from use of a communal bike store.

Property Information Tenure: Leasehold (we have been informed that the lease length is 125 years from 1 January 2008, the current monthly maintenance charge is £100 and the annual ground rent is £300). Council tax band: B.

- *2 Double Bedrooms*
- *First Floor Flat*
- *Allocated Parking Space*
- *Close to Quayside*
- *Balcony*
- *Ideal First Home/Investment*





TOTAL FLOOR AREA : 593 sq.ft. (55.1 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		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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