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Flat 1, 11, Codrington Street, Exeter, EX1 2BU



SOUTHGATE
ESTATES

£175,000





Flat 1, 11, Codrington Street

A spacious garden flat situated in a central location close to Exeter's city centre. The flat boasts its own private enclosed garden to the rear, and the internal accommodation briefly consists of an entrance hall, a living room, bathroom, kitchen and a good-sized double bedroom. Offered with no onward chain, with a tenant in situ, this excellent ground floor flat would make an ideal investment or first home.

The area boasts a range of nearby amenities, including St Luke's Campus, Newtown Primary School, various churches, doctors surgeries and Waitrose supermarket. Exeter's city centre is also just a short distance away with all the attractions that it has to offer, and there are good public transport links in and out of the city.





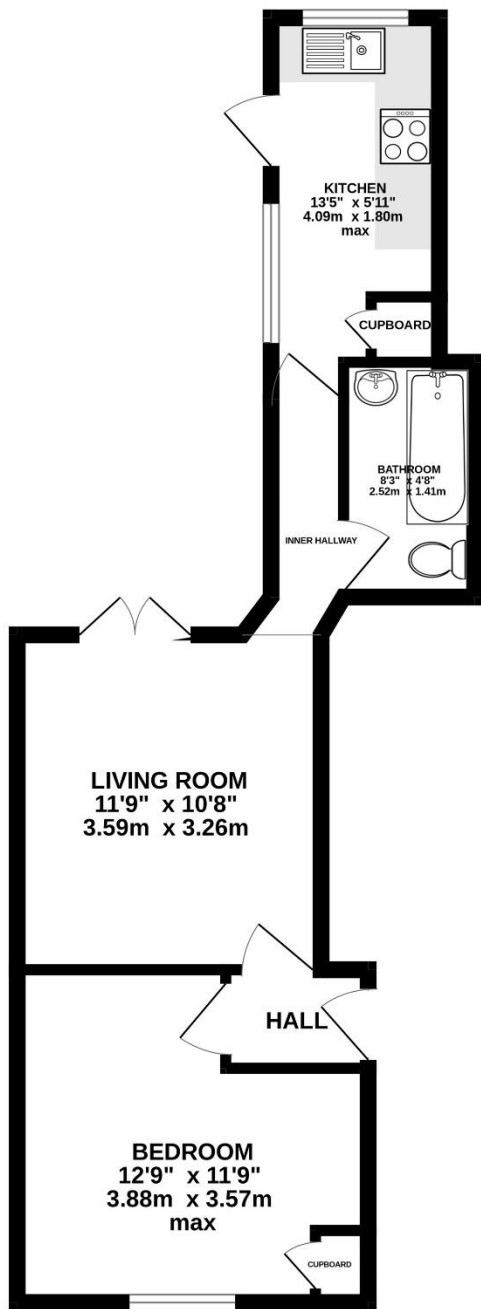
Accommodation The front door opens to the entrance hall, which provides access to the living room and the bedroom. The living room is well-proportioned, and enjoys French doors opening directly out to the rear garden. There is also an inner hallway leading to the kitchen and bathroom. Situated to the rear of the property, the kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit. Integrated appliances include an oven with an electric hob and extractor hood over, along with space for a tall fridge freezer and an under-counter appliance. There is also a door leading to the garden, windows to the rear and side aspects, and a cupboard housing the hot water tank. The bathroom comprises a pedestal wash basin, a close-coupled WC and a bath with a shower over. Finally, the double bedroom features a window to the front aspect, and a cupboard housing the meters, providing extra storage space.

Garden The flat is complemented by its own enclosed garden to the rear, which offers a patio area, ideal for seating and outdoor dining. Steps lead down to a lower patio space, with the remainder of the garden mainly laid to lawn, including various well-established plants and shrubs to the border.

Property Information Tenure: Freehold. Council Tax Band: A.

- *Ground Floor Flat*
- *No Onward Chain*
- *One Double Bedroom*
- *Private Enclosed Garden*
- *Spacious Accommodation*
- *Central Location*





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		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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