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3 Watmore Court, Pinhoe Road, Exeter, EX4 7H2



SOUTHGATE
ESTATES

£150,000

Guide Price





3 Watermore Court

A spacious two bedroom ground floor flat located in an excellent location within the heart of Mount Pleasant. The flat is being sold with no onward chain and briefly comprises an entrance hallway leading to the kitchen and living room, two bedrooms and a bathroom. There is also a parking space in a car park to the rear.

The flat is ideally situated just under a mile from Exeter's high street with the many popular shops, eateries and entertainment venues it has to offer. Mount Pleasant also provides various GP surgeries, a convenience store, a pub and a cafe. St James Park train station is also nearby, along with Belmont Park.

Accommodation The front door opens into the entrance hallway which provides access into each of the rooms, and also incorporates a built-in cupboard housing the hot water tank. The living room is a light and spacious L-shaped reception room benefitting from a dual aspect with windows to the side and rear aspects. The kitchen and living room both enjoy an open plan feel, with a pass through separating the spaces. The kitchen contains a range of wall and base units with fitted worktops, a tiled splashback, a stainless steel sink and drainer unit, and space for various appliances. The two bedrooms are situated to the rear and both feature built-in storage and windows to the rear aspect. Lastly, the bathroom comprises a wash basin, a low-level WC and a bath.

Parking The flat benefits from an allocated parking space within a car park to the rear.

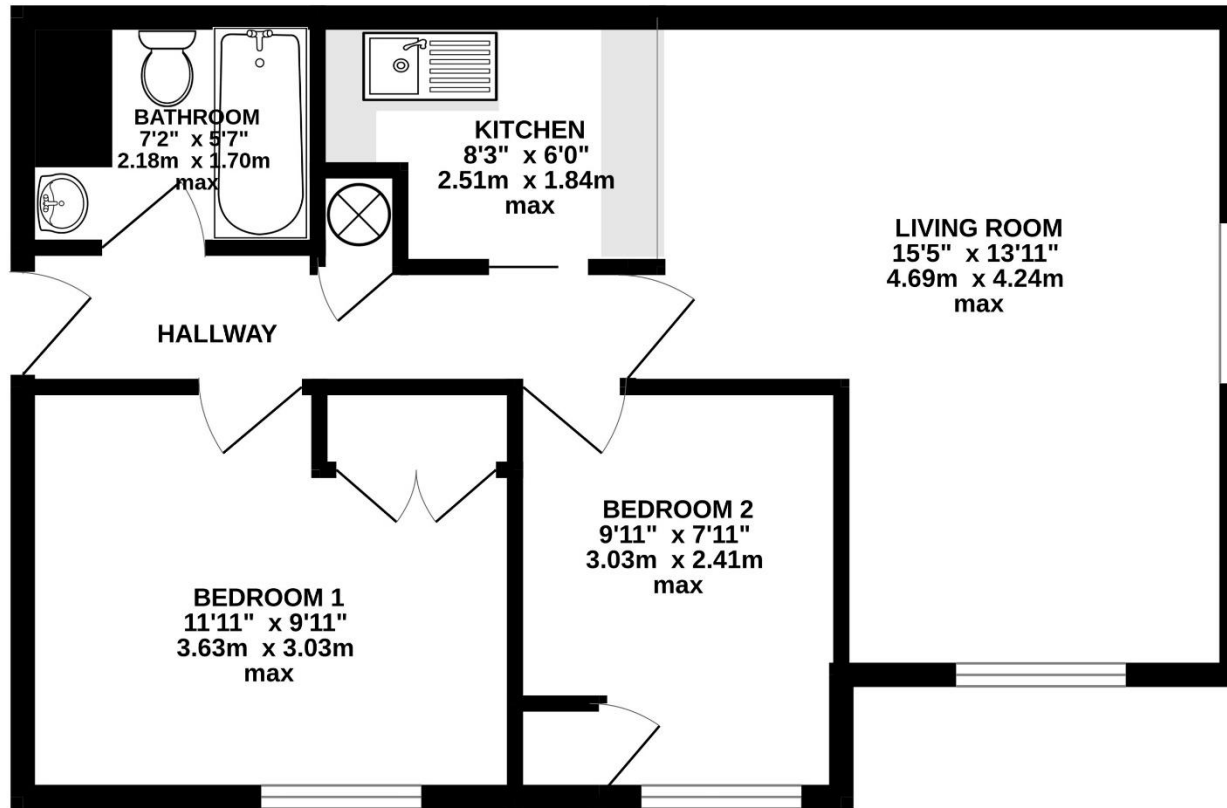
Property Information Tenure: Leasehold (we have been informed that the lease runs until 25th December 2160, and that the recent charges were: Ground Rent 24.06.25-28.09.25: £10.00. Service charge 24.06.25-28.09.25: £482.00). Council tax band: A.



- *2 Double Bedrooms*
- *Ground Floor Flat*
- *No Onward Chain*
- *Convenient Location*
- *Development Potential*
- *Off-Road Parking Space*



GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.2 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		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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