



1



1



1

*Flat 3, 33, Heavitree Road, Exeter, EX1 2LG*



SOUTHGATE  
ESTATES

£134,500

*Guide Price*





## *Flat 3, 33, Heavitree Road, Exeter*

A one bedroom flat located on the first floor of a period building in a popular central location. This area is just a short distance from Exeter's High Street with the many shops, restaurants and entertainment venues that it has to offer, along with St Luke's Campus, Waitrose and various green spaces. The awaited St Sidwell's Point leisure facility will also soon be located nearby providing a range of brand new sports facilities.

The flat's internal accommodation briefly consists of an entrance hall with doors to the open-plan living space (with a kitchenette and seating area), the double bedroom and shower room.

With such a great location, this flat would be an ideal choice for investors and first time buyers, and further internal viewing is highly recommended.

**Entrance** The front door opens to the entrance hall which includes doors to the open-plan living space, the bedroom and the shower room.

**Open-Plan Living Space 11' 10" x 10' 11" (3.60m x 3.33m) & 11' 8" x 5' 4" (3.56m x 1.62m)** A good-sized open plan space incorporating a lounge/seating area and a kitchenette. The lounge area offers a feature electric fireplace with fitted shelving to the alcoves, and an archway to the kitchenette. This space 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. Integrated appliances include an oven with an induction hob over, and space is provided for three under-counter appliances. The open-plan space also benefits from two uPVC double glazed windows to the front aspect.





**Bedroom 6' 5" x 6' 4" (1.96m x 1.94m)** The good-sized double bedroom enjoys a uPVC double glazed window to the rear aspect, a fitted wardrobe, and a night storage heater.

**Shower Room 6' 1" x 4' 5" (1.85m x 1.34m)** Comprising a shower cubicle with an electric shower over, a close-coupled WC, part-tiled walls, and a wash basin with a mixer tap over and a vanity unit below.

**Property Information** Tenure: Share of the Freehold (The vendor has informed us that the flat owns a share of the freehold with four owners in total. The current maintenance charge is approximately £90 per month and the lease is 999 years from 1985). Council tax band: A.

- *1 Double Bedroom*
- *First Floor Flat*
- *Open-Plan Living Space*
- *Ideal Investment or First Home*
- *Close to Amenities*
- *Convenient Location*

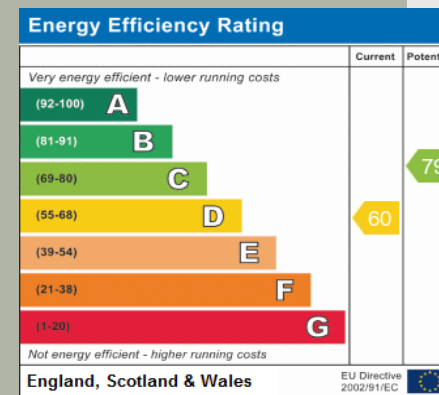




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
Made with Metropix ©2021

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.

## Energy Performance Rating



[www.tpos.co.uk](http://www.tpos.co.uk)



**SOUTHGATE**

ESTATES

50-51 South Street, EX1 1EE

01392 207444

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