

Flat 5 Montpellier Court, St. Davids Hill, Exeter, EX4 4DP



A well presented ground flat situated in a sought after residential area, over-55s block in the heart of Exeter City Centre. The accommodation comprises of Entrance Hall, Lounge, Kitchen, Bedroom 1, Shower Room and large storage cupboard. Property also benefits from communal areas including a laundry room, visitor overnight stay accommodation and a communal car park. No onward chain.

Asking Price £65,000

Leasehold

DCX02079

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via solid wood front door. Doors to the lounge, bedroom and shower room. Storage cupboard. Telephone point. Emergency cord. Cove ceiling.

Lounge 20' 0" x 10' 8" (6.091m x 3.260m)

Rear aspect uPVC double glazed window. Rear aspect uPVC double glazed door leading to the rear garden. Electric fireplace with marble effect surround. Television point. Cove ceiling. Electric night storage heater. Part glazed double doors to:



Kitchen 7' 8" x 7' 2" (2.329m x 2.174m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces. Integrated oven and hob with extractor above. Further appliance space. Cove ceiling.



Bedroom 13' 8" x 9' 2" (4.167m x 2.796m)

Rear aspect uPVC double glazed window with view over the communal garden. Double built in wardrobe with hanging space and shelving. Electric night storage heater.



Shower Room

Three piece suite comprising from walk in shower. Low level WC. Wash hand basin with mixer tap and storage below. Part tiled walls. Extractor fan. Shaver point. Cove ceiling. Wall mounted heater.



Communal Gardens

Well maintained. Mainly laid to lawn. Seating areas.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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