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*Flat 4, 11, Clifton Hill, Exeter, Devon, EX1 2DL*



SOUTHGATE

ESTATES

£340,000





## *Flat 4, 11, Clifton Hill, Exeter*

An exceptional three bedroom apartment situated within an elegant period building on Clifton Hill, one of Exeter's highly desirable residential addresses. The property has been beautifully presented throughout, combining character features with contemporary finishes. A particular highlight is the impressive open-plan kitchen and living space, enhanced by three sash windows to the front aspect which flood the room with natural light and enjoy a lovely outlook. The apartment further benefits from access to a communal rear garden, along with an off-road parking space within a shared car park to the rear.

The property is ideally positioned in this prestigious location, offering convenient access to Exeter's vibrant city centre, with its wide range of shops, restaurants and leisure facilities, while retaining a peaceful and established setting.





*Accommodation* The front door opens into a welcoming entrance hallway which provides access to each of the rooms, with a staircase leading to the lower hallway, and a window faces the side aspect. The heart of the home is the stunning open-plan kitchen and living area, thoughtfully designed to create a bright and sociable environment. The three sash windows to the front aspect provide an attractive outlook, while the generous proportions allow ample room for both seating and dining. The kitchen has been finished to a high standard, incorporating a range of contemporary wall and base units with solid oak work surfaces incorporating a 1.5 bowl stainless steel sink and drainer with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, a dishwasher, a washing machine and a tall fridge freezer. There is also a door leading to a fire escape, and access to a convenient cloakroom. The principal bedroom is a spacious double room, offering ample space for storage/bedroom furniture, with a window facing the rear aspect. A door leads into the modern en suite shower room which comprises a hidden cistern WC, a wash basin with a mixer tap over and a vanity unit below, plus a shower cubicle with a rainfall shower head over. There is also a built-in cupboard housing the hot water tank. The second bedroom is also a comfortable double, with a window to the rear aspect, while the third bedroom provides flexibility for use as a guest room, home office or study with a window to the side aspect. The bathroom is particularly well-sized and stylishly appointed, comprising a modern suite including a bath with a mixer tap over, a separate shower cubicle, a wash basin with a mixer tap over, and a hidden cistern WC. A frosted window faces the side aspect.

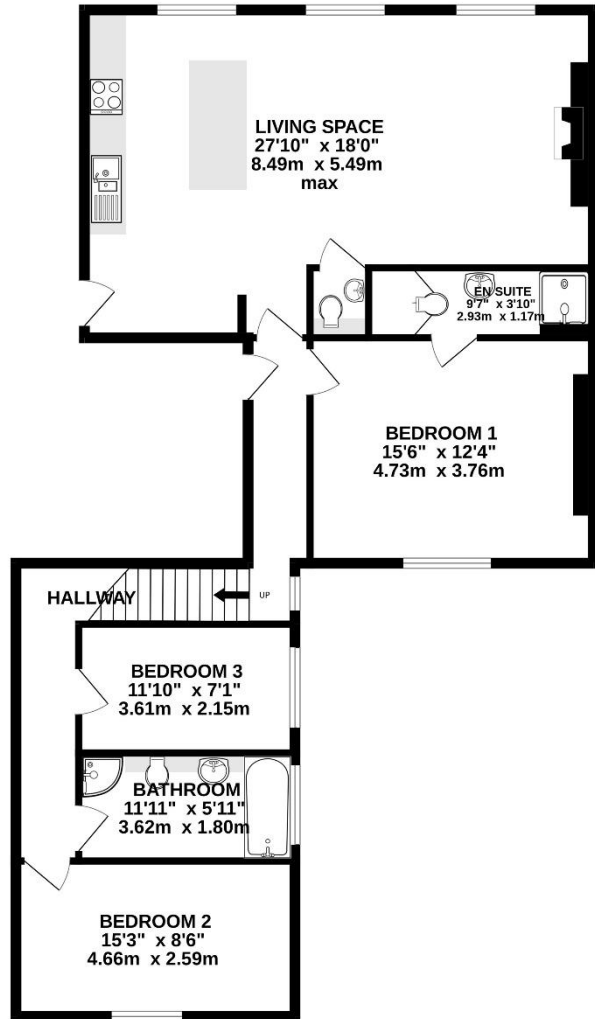
*Outside* To the rear of the building is a communal lawned garden, providing a pleasant outdoor space for residents to enjoy, with areas for seating. The property also benefits from an off-road parking space located within a shared car park to the rear.

*Property Information* Tenure: Leasehold (We have been informed by the vendors that the current service charge is £2,300 per year, and the lease length is 999 yrs from 1982). Council tax band: B.

- *3 Bedrooms*
- *Beautifully Presented*
- *Off-Road Parking*
- *Communal Garden*
- *No Onward Chain*
- *Popular Location*



CLIFTON HILL  
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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**SOUTHGATE**

ESTATES

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