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*Flat 55, Constantine House, New North Road, Exeter,
Devon, EX4 4JH*



SOUTHGATE
ESTATES

£230,000





Flat 55, Constantine House, New North Road, Exeter, Devon, EX4 4JH

A well-presented two bedroom apartment situated within the popular Constantine House development, conveniently located close to Exeter city centre. The property benefits from a private balcony, an allocated parking space and access to well-maintained communal gardens. Additionally, the apartment is served by a lift providing access to all floors. The internal accommodation briefly comprises an entrance hallway, a spacious living room opening onto the balcony, a modern kitchen, two double bedrooms, an en suite and a separate shower room.

The property occupies a convenient position within easy reach of Exeter city centre, offering an excellent range of shops, restaurants, cafés and leisure facilities. Exeter's historic Quayside is also nearby, together with regular bus services and excellent transport links, making the property well suited to a variety of purchasers.





Accommodation The front door opens into a welcoming entrance hallway, providing access to the principal accommodation. Two built-in storage cupboards offer excellent practical storage. The living room is a bright and spacious reception room, benefitting from French doors opening onto the private balcony, providing a pleasant space for seating and enjoying a sunny aspect. An archway leads through to the kitchen, creating an open-plan feel whilst retaining clearly defined living and cooking areas. The kitchen is fitted with a range of matching wall and base units complemented by fitted worktops, a splashback and a 1.5 bowl sink and drainer with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood above, a fridge freezer and a freestanding washer/dryer. There are two well-proportioned double bedrooms, both enjoying windows to the rear aspect. The principal bedroom further benefits from a built-in wardrobe and an en suite shower room, comprising a shower cubicle, a wash basin set on a countertop with a mixer tap over and vanity unit below, together with a hidden cistern WC. The main shower room is fitted with a shower cubicle, a wash basin, and a close-coupled WC.

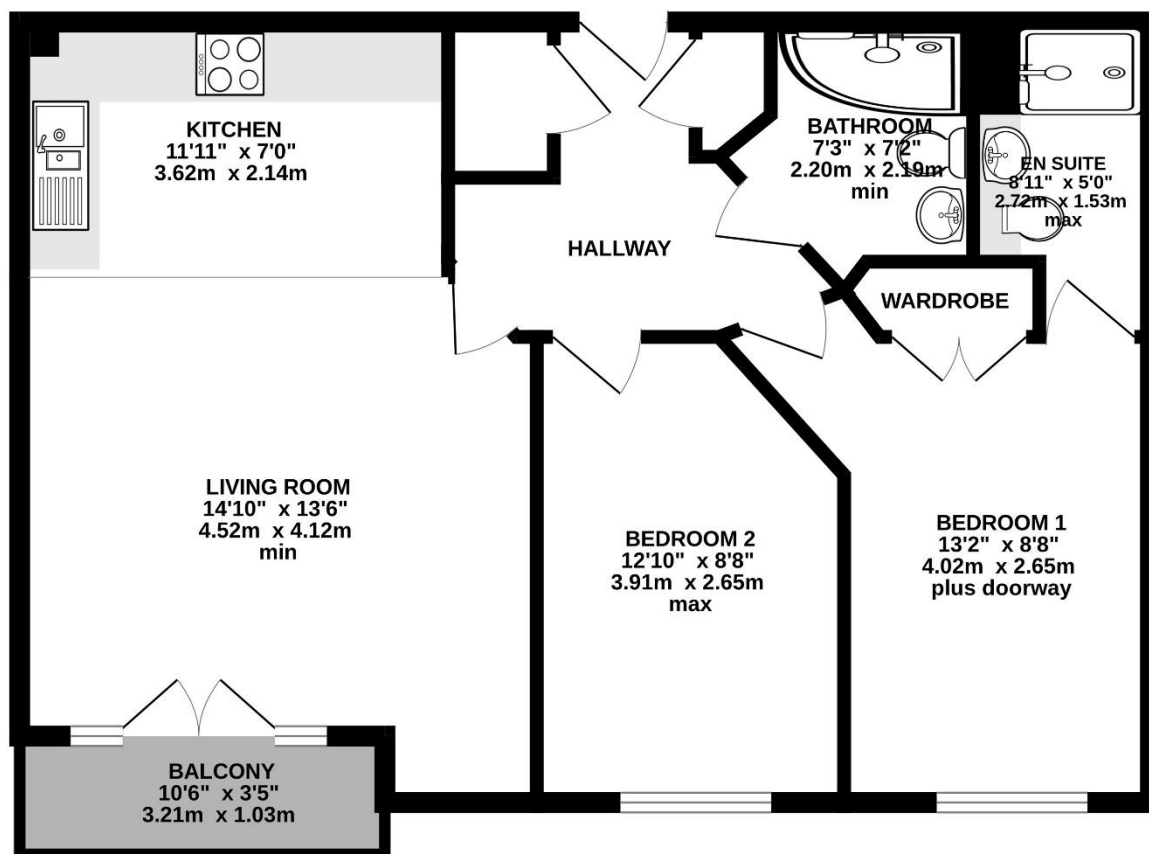
Outside The apartment benefits from a private balcony accessed directly from the living room, providing a pleasant outdoor seating area. The development also enjoys well-maintained communal gardens for residents to use, together with an allocated parking space.

Property Information Tenure: Leasehold (we are awaiting maintenance and ground rent charges as well as lease information from the vendors). Council Tax Band: C.

- *Spacious Flat*
- *Lift to all Floors*
- *Allocated Parking Space*
- *Central Location*
- *Well-Presented*
- *Private Balcony*



CONSTANTINE HOUSE 686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

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