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*Flat 48, Julius House, New North Road, Exeter,
Devon, EX4 4HG*



SOUTHGATE
— ESTATES —

£130,000





2 Double Bedrooms, Balcony & Communal Gardens, No Onward Chain, Requiring Modernisation, Allocated Parking Space, Central Location

A spacious two bedroom apartment situated within the popular Julius House development, conveniently located close to Exeter city centre. Offered to the market with no onward chain, the property presents an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste. Further benefits include a south-facing private balcony, an allocated parking space and access to well-maintained communal gardens. 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 kitchen, two double bedrooms, an en suite shower room and a separate bathroom.

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.

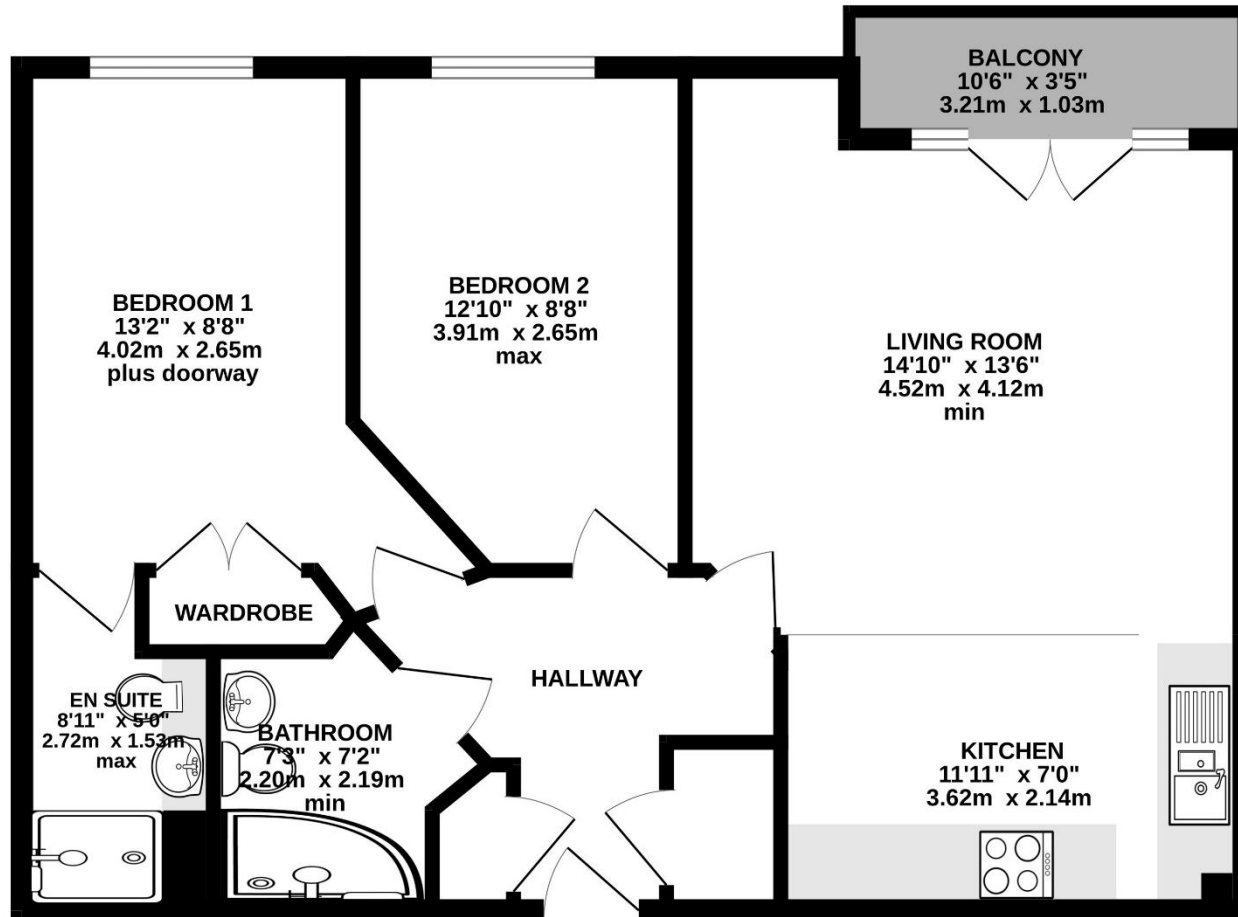
Accommodation The front door opens into an entrance hallway, providing access to the principal accommodation. Two built-in storage cupboards offer excellent practical storage. The living room is a spacious reception room benefitting from French doors opening onto the south-facing private balcony, providing a pleasant space for seating and enjoying a sunny aspect. An opening leads through to the kitchen, creating an open-plan feel. The kitchen requires updating and is currently fitted with a range of wall and base units with fitted worktops and a 1.5 bowl sink and drainer with a mixer tap over. Space is provided for a range of appliances. There are two well-proportioned double bedrooms, both enjoying windows to the rear aspect. The principal bedroom further benefits from 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 bathroom is fitted with a bath incorporating a mixer tap, a wall-mounted wash basin with a mixer tap over and vanity unit below, and a close-coupled WC.

Outside The apartment benefits from a south-facing private balcony accessed directly from the living room, providing an attractive outdoor seating area and enjoying a sunny aspect throughout much of the day. 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 the current maintenance charges and ground rent. The lease length is 125 years from 1 January 2005) Council Tax Band: C. Please note – all services/appliances have not and will not be tested.

JULIUS 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		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

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