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26 Margaret Road, Exeter, Devon, EX4 7D7



SOUTHGATE
ESTATES

£215,000

Guide Price





26 Margaret Road, Exeter

A well-presented two bedroom first floor flat situated in the popular residential area of Beacon Heath in Exeter, enjoying pleasant views across the city to the front. The property benefits from an off-road parking space, a private rear garden and an outside storage room, offering a fantastic opportunity for a range of buyers. The internal accommodation briefly comprises an entrance hall with a useful store/utility room, stairs rising to the first floor landing, a dual aspect living room, kitchen, conservatory, two bedrooms (with an additional study/dressing room to bedroom two) and a modern bathroom.

The property is ideally located within easy reach of Exeter's city centre, providing a wide range of shops, restaurants and leisure facilities, as well as excellent transport links including train stations and bus routes. The surrounding area offers a convenient yet quiet residential setting, making it well suited to both professionals and families alike.





Accommodation The front door opens into the entrance hall which provides access to a useful store/utility room, ideal for additional storage and white goods. Stairs rise to the first floor landing where the principal accommodation can be found. The living room is a bright and spacious dual aspect reception room, with far-reaching views to the front, allowing plenty of natural light and providing ample space for seating. There is also a feature fireplace. The kitchen is fitted with a range of wall and base units, offering good storage and worktop space with room below for various appliances. A window faces the rear aspect with a pleasant view over the garden. The conservatory is a convenient additional room, enjoying views to the front across the city, and offering a versatile space for various uses. The master bedroom is a generously sized double room positioned to the front of the property, taking advantage of attractive views across the city. Additionally, there is ample built-in storage, with over bed cupboards, and a built-in storage cupboard. The second bedroom is another well-proportioned room and benefits from access to a separate study/dressing room, both with windows to the rear enjoying an attractive outlook across the garden. The bathroom comprises a three piece suite including a bath with shower over, a wash basin, a WC and a frosted window to the rear aspect.

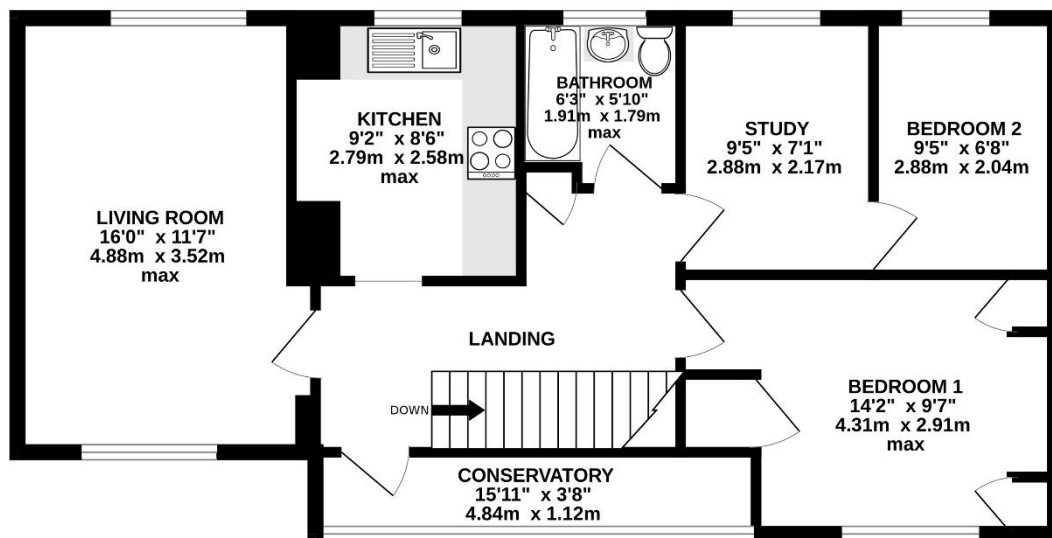
Garden, Parking & Storage The property benefits from a valuable allocated off-road parking space. To the rear, there is a private garden which has its own access pathway leading to a good sized area of lawn encompassed by a variety of mature shrubs. There is also an external store room providing additional storage for bikes etc.

Property Information Tenure: Leasehold (we have been informed that the lease length is 125 years from 4 December 1989, and that the maintenance charges are currently £35.31 per quarter, along with £38.87 for Insurance per quarter and £10.00 per annum for ground rent). Council tax band: B.

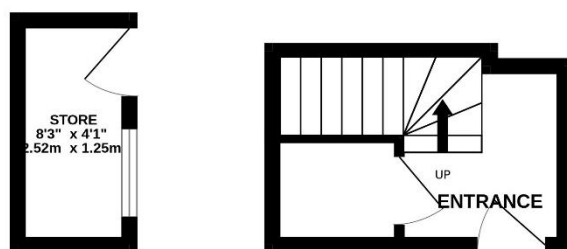
- *2 Bedrooms*
- *First Floor Flat*
- *Private Garden*
- *Outside Store*
- *Convenient Location*
- *Off-Road Parking*



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



GROUND FLOOR
110 sq.ft. (10.2 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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