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Flat 16, Winsor Avenue, Exeter, EX2 4BL



SOUTHGATE
ESTATES

£275,000

Guide Price





Flat 16, Winsor Avenue, Exeter, EX2 4BL

A beautifully presented ground floor flat forming part of a sought-after development in the highly regarded area of St Leonards. The property offers well-appointed accommodation including an open plan living space with a modern fitted kitchen, a good-sized double bedroom and shower room, together with the particularly attractive benefit of its own enclosed rear garden. The property also benefits from triple-glazed windows and low-energy lighting.

Winsor Avenue is situated within the popular St Leonards area, ideally placed for access to Exeter Quay, where there are riverside walks, restaurants, cafés and shops. The city centre is also within easy reach, providing a wider range of high street shops, dining and leisure facilities, together with excellent transport links.



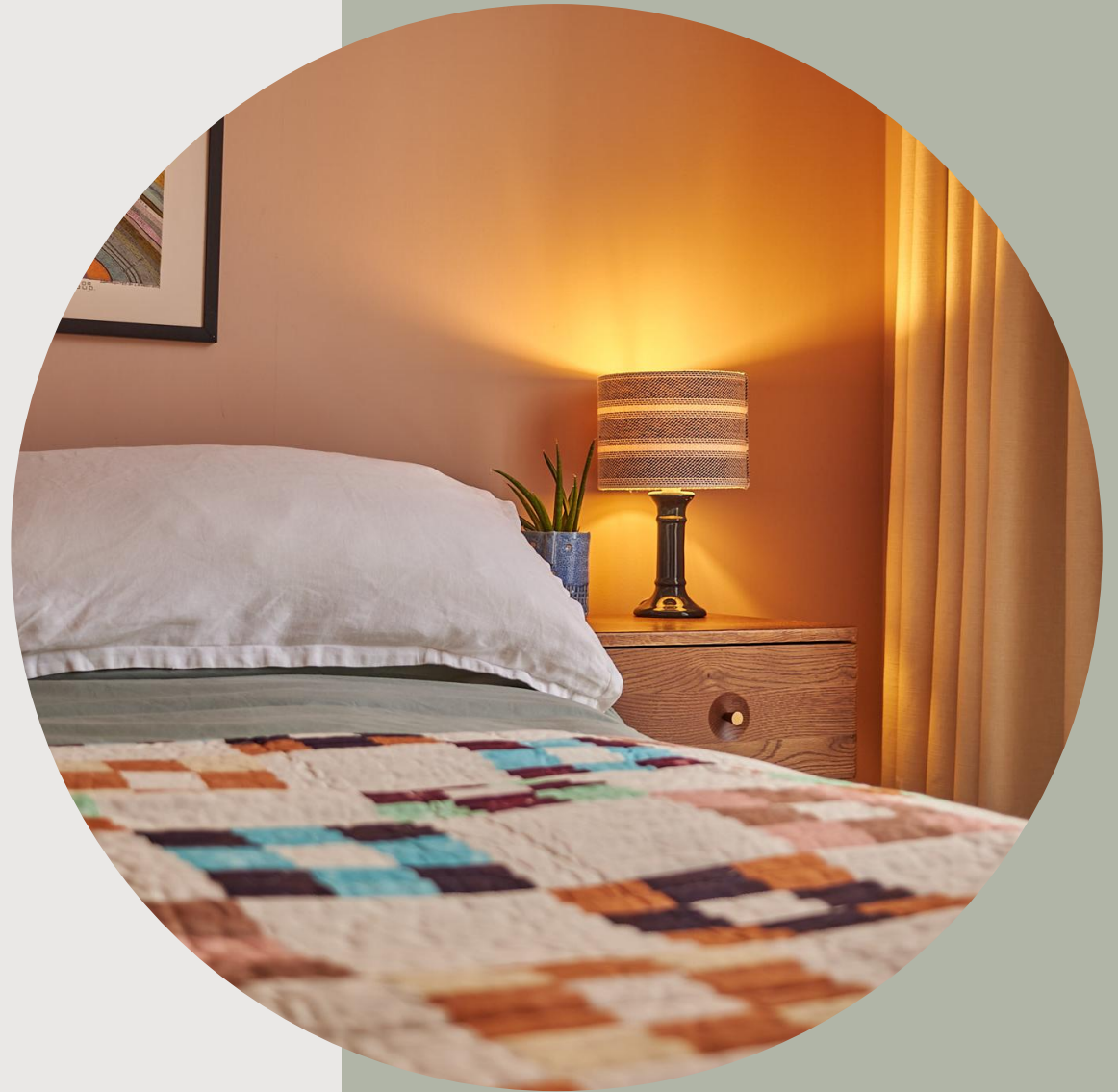


Accommodation The entrance hallway provides access to all of the principal rooms and benefits from a built-in utility cupboard with a fitted worktop, space beneath for a washing machine, and fitted shelving above. The open plan living space is a pleasant light and spacious room, with a window to the rear and sliding doors opening directly onto the garden. The kitchen area is fitted with a range of matching wall and base units with Caesarstone worktops, a matching upstand and a 1.5 bowl stainless steel sink with mixer tap and drainer grooves to the side. Integrated Bosch appliances include an eye-level oven, a separate induction hob with an extractor hood over, a built-in microwave, a fridge freezer, and a dishwasher. A further cupboard houses the Worcester boiler. The double bedroom is a good size and benefits from a full wall of built-in wardrobes, together with a rear-facing window overlooking the garden. The shower room comprises a shower cubicle with a rainfall shower head and separate handheld shower attachment, a wall-mounted wash basin with a mixer tap, and a concealed cistern WC. There is also a large fitted mirror and porcelain tiled flooring.

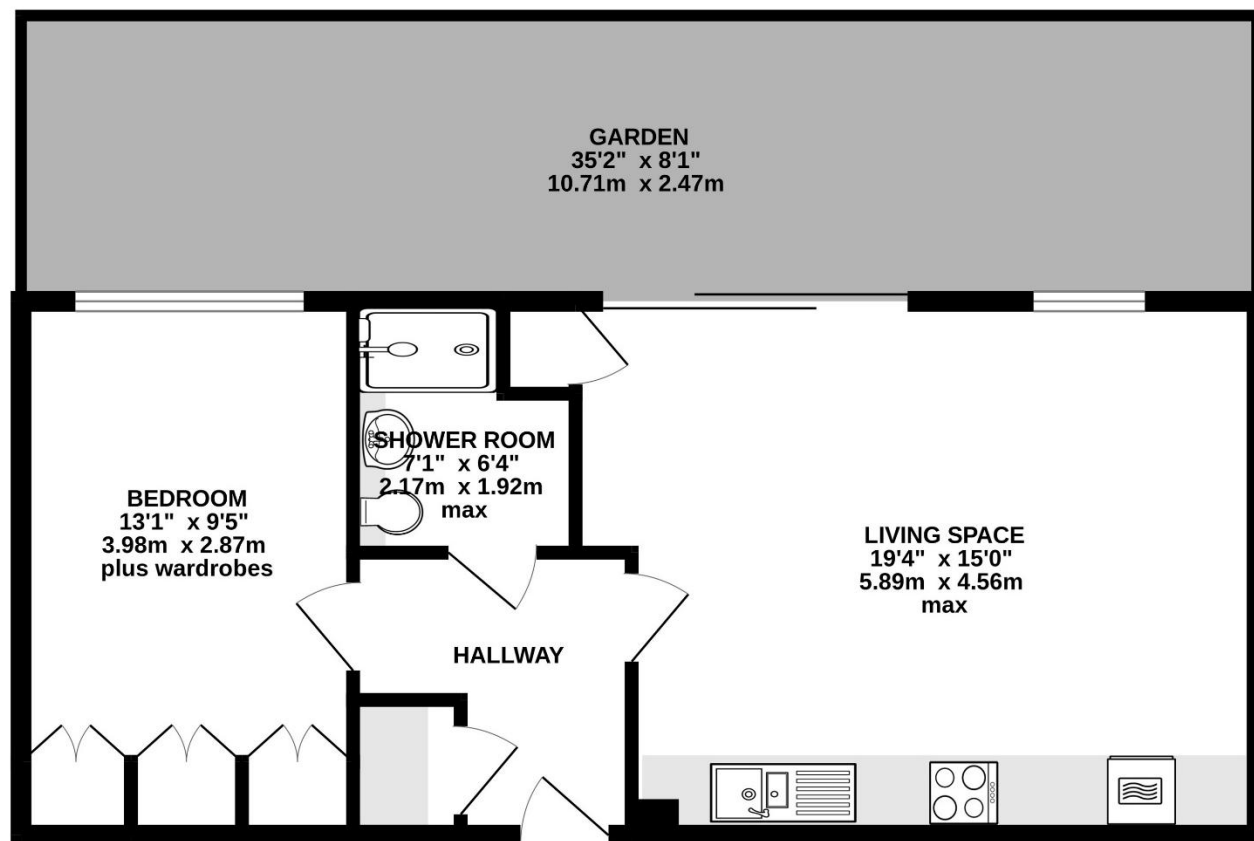
Outside A particular feature of the property is its own enclosed rear garden, which is accessed directly from the living space via the sliding doors. A patio area provides space for outdoor seating, with the remainder laid to gravel, creating a low-maintenance space to enjoy. A gate provides useful side access. The development also benefits from a communal bike store.

Property Information Tenure: Leasehold (We understand that the lease length is 999 years from 1 January 2023 and that the current maintenance charges are £150.14 per month). Council tax band: B.

- *Ground Floor Flat*
- *Private South Facing Garden*
- *Beautifully Presented*
- *Built-in Storage*
- *Close to Quayside*
- *Prestigious Location*



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

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