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*48 The Maltings, Church Street, Heavitree, Exeter, EX2 5E7*



SOUTHGATE  
ESTATES

£165,000





## *48 The Maltings*

A spacious two bedroom retirement apartment situated just a short distance from Heavitree's high street. The flat is located on the third floor with a lift to all floors and use of the communal spaces, grounds and car park. The internal accommodation briefly consists of an entrance hallway, a living room, a kitchen, two double bedrooms, a bathroom and a separate cloakroom.



The Maltings is situated in an excellent position and is close to a number of amenities, including a wide range of shops and cafes along Heavitree's high street, a Post Office, GP surgeries and pharmacy, a dental practice, the RD&E Hospital, and the popular Pleasure Grounds for walks. Exeter's city centre is also nearby, with many bus services in and out of the city.



*Accommodation* The front door opens into the spacious entrance hallway which provides access to each of the rooms, and benefits from two large built-in storage cupboards, both of which have lights. The living room is a pleasant reception room complemented by a window to the front aspect with lovely far-reaching views across the city and beyond. The separate kitchen diner is well-proportioned and contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit. Appliances include an eye-level oven with a separate electric hob and extractor hood, plus space for a dishwasher, a washing machine and a tall fridge freezer. There is also a window to the rear aspect with leafy views, and space for a dining table and chairs. The two bedrooms are both doubles, with the master bedroom enjoying a fitted wardrobe, and a window to the front aspect with far-reaching views. Bedroom two features windows to both the rear and side aspects with a pleasant outlook. Lastly, the shower room comprises a shower cubicle, a pedestal wash basin, a wall-mounted Dimplex heater and an extractor fan. The separate cloakroom incorporates a close-coupled WC, a wall-mounted wash basin with a mixer tap over, and an extractor fan.

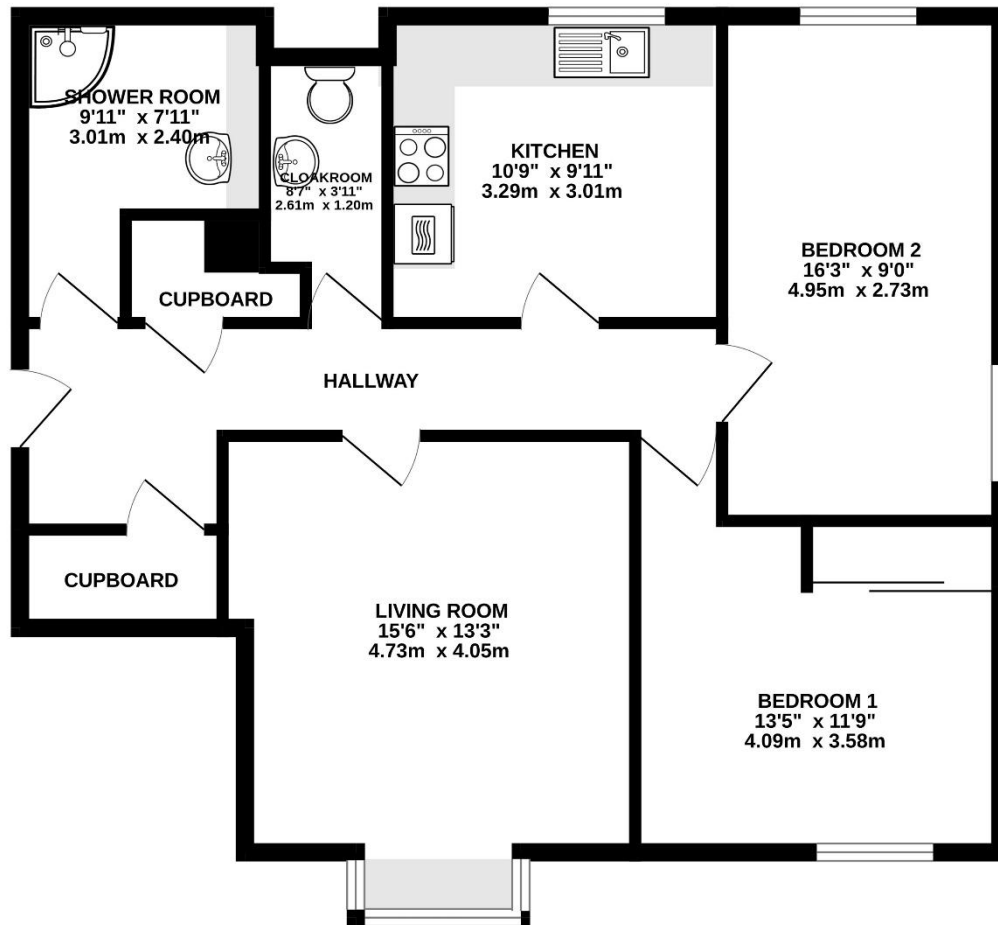
*Communal Areas, Gardens & Parking* Residents benefit from access to beautiful and well-maintained communal grounds which stretch along the side of the building, as well as communal laundry facilities and a residents' lounge. A car park is located close to the entrance of the building and there is lift access to each of the floors.

*Property Information* Tenure: Leasehold (we understand that the lease length is 125 years from 29 September 1987, and the current maintenance charge is £185.69 per month). Council tax band: B.

- *Retirement Apartment*
- *2 Double Bedrooms*
- *Communal Car Park*
- *Popular Location*
- *Far-Reaching Views*
- *Communal Gardens*



**THE MALTINGS**  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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	72 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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