




SOUTHGATE
ESTATES

£250,000



2



1



1

*10 Francis Court, Barrack Road, St Leonards,
Exeter, Devon, EX2 5EE*





10 Francis Court, Barrack Road, St Leonards

A beautifully presented two double bedroom fourth floor apartment, ideally located in one of Exeter's most sought-after residential areas, just a short walk from the RD&E Hospital and Exeter School. This bright and spacious apartment is filled with natural light and offers well-proportioned accommodation throughout. The property features a generous living room, a well-appointed kitchen, two double bedrooms, and a private balcony accessed from both the master bedroom and the hallway.

Tastefully styled with a distinctive mid-century inspired interior, the apartment retains a number of original character features, including attractive parquet flooring, creating a stylish and welcoming home. Enjoy far-reaching views across Exeter's rooftops from three aspects, including views towards Exeter Cathedral and the Haldon Hills in the distance.

Further benefits include a private garage, a store, and an excellent location approximately one mile from Exeter city centre. The vibrant shops, cafés and amenities of Magdalen Road and Heavitree Fore Street are both within easy walking distance, along with highly regarded schools, doctors' surgeries, restaurants, pubs and other local amenities.

An internal viewing is highly recommended to fully appreciate the space, character and superb location this apartment has to offer.

Property Information

Tenure: We have been informed that the lease length is 199 years from 29 September 1963. Each flat owner in Francis Court owns two shares in the management company. The service charge is payable twice yearly, in April and November and varies from year to year. There is no sinking fund so the service charge is calculated on the basis of any outstanding expenditure from the last six months together with budgeted expenditure for the next six months, together with a contingency figure. Any larger expenses, such as roof or lift repairs, are billed separately following a section 20 consultation. Council tax band: B.

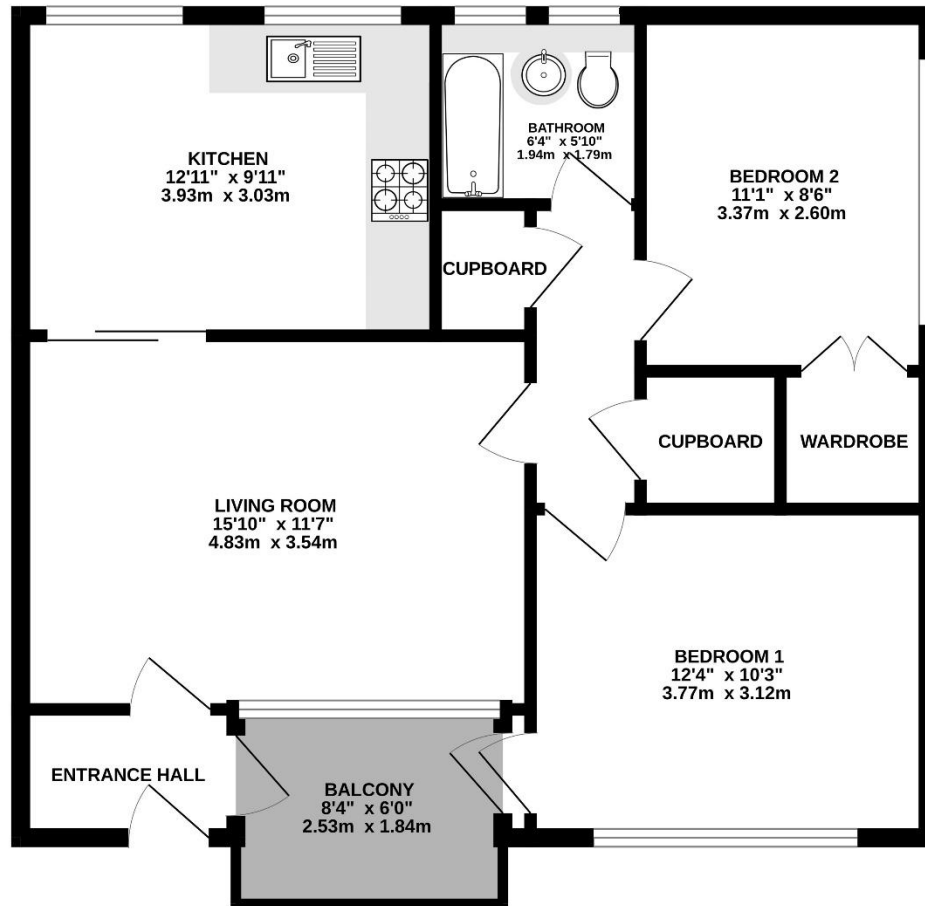




- *Two Double Bedrooms*
- *Purpose-Built Flat*
- *Excellent Location*
- *Garage & Outside Store*
- *South-Facing Balcony*
- *Close to RD&E Hospital*



FRANCIS COURT
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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.
Made with Metropix ©2026

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.