



SOUTHGATE
ESTATES

£145,000


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5a Clifton Street, Exeter, Devon, EX1 2EN





5a Clifton Street, Exeter

A well-proportioned one bedroom first floor flat, situated in a convenient location on Clifton Street, Exeter, offering an ideal opportunity for first-time buyers or investors seeking accommodation close to the city centre. The property is offered to the market with no onward chain and the internal accommodation briefly consists of an entrance hallway, a living room, separate kitchen, a double bedroom and a shower room.

The flat occupies a central position within close proximity to Exeter city centre, providing easy access to a wide range of shops, cafés, restaurants and leisure facilities, along with regular transport links and nearby train stations.





Accommodation The front door opens into an entrance hallway, providing access to each of the rooms, and benefitting from a large built-in cupboard offering excellent storage space. The living room is a comfortable and well-proportioned reception space, providing ample room for seating and dining, with a large window to the rear aspect filling the room with natural light. Additionally, there is a built-in cupboard. The kitchen is separate to the living room allowing two well-proportioned spaces, and is fitted with a range of units with fitted worktops, a tiled splashback and a stainless steel sink and drainer with a mixer tap over. Appliances include an oven, as well as space for a tall fridge freezer and a washing machine. There is also a window to the front aspect and a useful built-in storage cupboard. The bedroom is a well-sized double room, enjoying a window to the rear aspect. Lastly, the shower room comprises a fitted suite including a shower cubicle, a wash basin and a WC. A frosted window faces the front aspect.

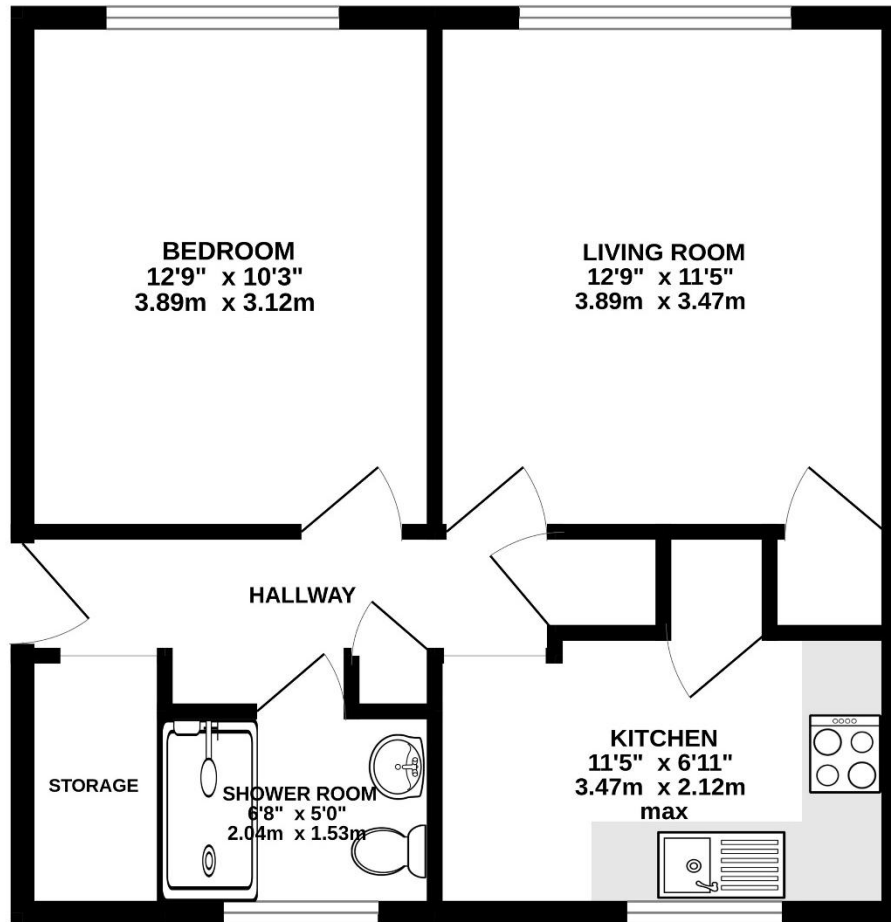
To the rear of the block is a small lawned communal garden with access to the bin storage.

Property Information Tenure: Leasehold (the vendor has informed us that the current maintenance charges are £200 per quarter, with a ground rent of £10 per year. The lease length is 125 years from 1988). Council tax band: A.

- *1 Double Bedroom*
- *No Onward Chain*
- *Popular Location*
- *Ideal Investment or First Home*
- *Built-In Storage*
- *Apartment*



CLIFTON STREET
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 481 sq.ft. (44.6 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	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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