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*121b, Sidwell Street, Exeter, Devon, EX4 6RY*



SOUTHGATE  
ESTATES

£130,000





## *Double Bedroom, Central Location, Purpose Built Apartment, Spacious Accommodation, Close to Amenities, Separate Fitted Kitchen*

A well-presented one-bedroom flat, offering well-proportioned and practical accommodation in a highly convenient central Exeter location. The property comprises an entrance hallway, a fitted kitchen, a good-sized living room with access to the double bedroom, and a bathroom.

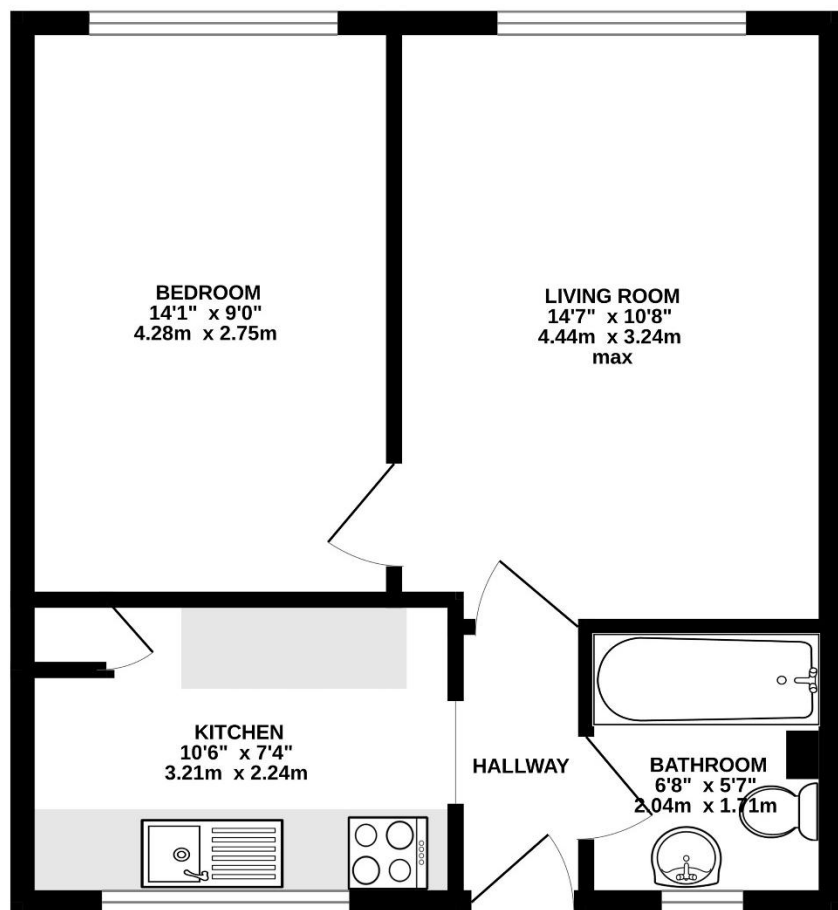
Sidwell Street occupies a particularly central position, with Exeter city centre and its extensive range of high street shops, cafés, restaurants and leisure facilities all within easy walking distance. Exeter Central Station is also readily accessible, while the University of Exeter, historic Cathedral and picturesque Quayside are all within straightforward reach.

Accommodation The entrance hallway provides access to the kitchen, living room and bathroom. The kitchen is fitted with a range of matching wall and base units with fitted worktops, complemented by a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob, while there is space for a washing machine and a tall fridge freezer. The Baxi boiler is housed within the kitchen, which also benefits from a window to the front aspect and a further built-in cupboard. The living room offers a large window to the rear aspect and provides access to the double bedroom, which also benefits from a window to the rear aspect and is well-proportioned. The bathroom is fitted with a bath with a shower over, a pedestal wash basin and a WC, together with a frosted window to the front aspect.

Property Information Tenure: Leasehold (The vendor has informed us that the current maintenance charges are approximately £210 per quarter, with ground rent of £10 per year. The lease runs from 28 February 1983 to 27 February 2108). Council tax band: A.



SIDWELL STREET  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (38.9 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.  
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## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**SOUTHGATE**  
ESTATES

50-51 South Street, EX1 1EE

01392 207444

[info@southgateestates.co.uk](mailto:info@southgateestates.co.uk)

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