SOUTHGATE
ESTATES

£145,000

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Flat 26 Wheaton House, Red Lion Lane, Exeter, Devon, EX1 2FG

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This modern one bedroom flat is located within close proximity to Exeter's High Street, offering a wide range of local amenities including a variety of shops, restaurants, and entertainment facilities, as well as the brand new upcoming St Sidwells Point leisure facility. There are also excellent public transport links, and the well-regarded Belmont Park is located nearby.

Wheaton House benefits from both a lift and stairs to all floors, and the internal accommodation briefly consists of an entrance hallway with built-in storage, an open-plan living space with lovely far-reaching views across the city, a double bedroom, and a shower room. With such a fantastic central location, the benefit of no onward chain, and the far-reaching views, this flat is not to be missed and we highly recommend further viewing. Please note: There are currently building works taking place outside the property.

Entrance & Hallway The front door opens to the communal hallway which benefits from a lift and stairs to all floors. This flat is located on the third floor. A door opens into the private entrance hallway which provides access to the open-plan living space, the bedroom and bathroom, as well as a door to an airing cupboard, a telephone intercom system and an electric heater.

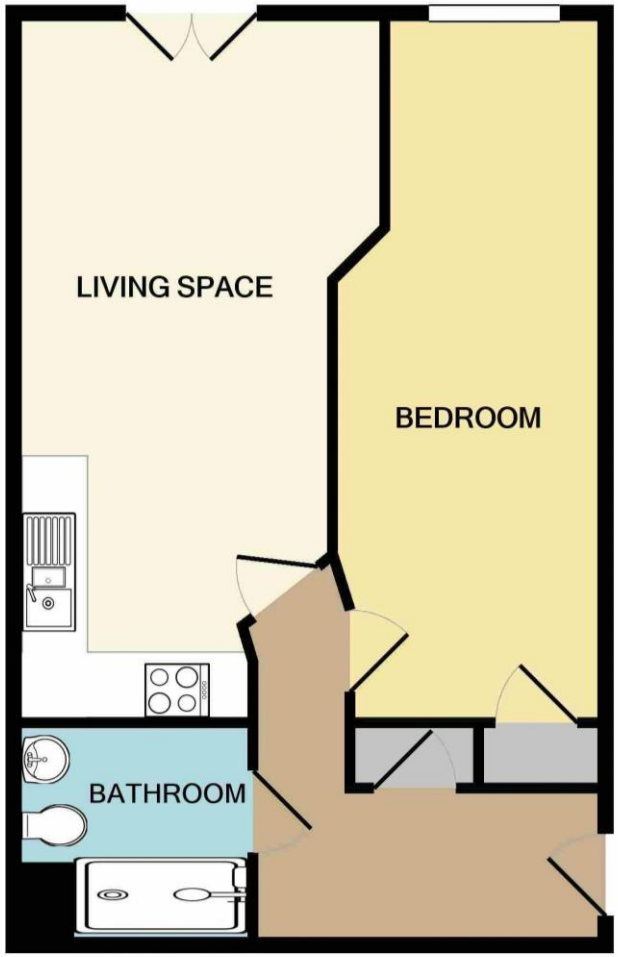
Open-Plan Living Space 21' 4" x 11' 2" narrowing to 7' 3" (6.51m x 3.41m) The well-proportioned living space enjoys double glazed French doors opening out to a Juliet balcony with far-reaching views across the rooftops to the Cathedral and distant countryside beyond. There is also an electric heater and ample space for dining room furniture. The kitchen area contains a range of matching wall and base units with a fitted worktop, a matching upstand, and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double oven with an electric hob, a wine rack and extractor hood over, and space is provided for a tall fridge freezer. There is also spotlighting.

Bedroom 21' 5" x 8' 2" narrowing to 6' 8" (6.54m x 2.49m) A double bedroom boasting a walk-in wardrobe, an electric heater, and a double glazed window to the rear aspect.

Shower Room 7' 2" x 6' 8" (2.18m x 2.04m) Comprising a double shower cubicle with a Mira shower over, a close-coupled WC, and a pedestal wash basin with a mixer tap over. Additionally there is an extractor fan, a heated towel rail, spotlighting, and a shaver socket.

Property Information Tenure: Leasehold (We have been informed that the lease length is 121 years from 1 January 2011 with a ground rent of £200 per year. The six monthly service charge due on 1 October was approximately £600). Council tax band: A.

- *1 Double Bedroom*
- *Third Floor Flat*
- *Open-Plan Living Space*
- *Built-In Storage*
- *Excellent Location*
- *No Onward Chain*



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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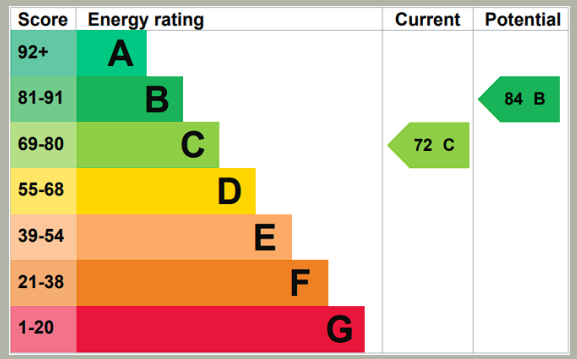
Energy Performance Rating



The Property Ombudsman

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