



SOUTHGATE
ESTATES

£220,000



2



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2

*Flat 39, Julius House, New North Road, Exeter,
Devon, EX4 4HG*





*Flat 39, Julius House, New North Road,
Exeter, Devon, EX4 4HG*

A well-presented two bedroom apartment situated within the popular Julius House development, conveniently located close to Exeter city centre. Offered to the market with no onward chain, the property benefits from a south-facing private balcony, an allocated parking space and access to well-maintained communal gardens. Situated on the third floor, the apartment is served by a lift providing access to all floors. The internal accommodation briefly comprises an entrance hallway, a spacious living room opening onto the balcony, a modern kitchen, two double bedrooms, an en suite shower room and a separate bathroom.

The property occupies a convenient position within easy reach of Exeter city centre, offering an excellent range of shops, restaurants, cafés and leisure facilities. Exeter's historic Quayside is also nearby, together with regular bus services and excellent transport links, making the property well suited to a variety of purchasers.





Accommodation The front door opens into a welcoming entrance hallway, providing access to the principal accommodation. Two built-in storage cupboards offer excellent practical storage. The living room is a bright and spacious reception room, benefitting from French doors opening onto the south-facing private balcony, providing a pleasant space for seating and enjoying a sunny aspect. An archway leads through to the kitchen, creating an open-plan feel whilst retaining clearly defined living and cooking areas. The kitchen is fitted with a range of matching wall and base units complemented by fitted worktops, a matching upstand and a 1.5 bowl sink and drainer with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood above, whilst there is space for a washing machine and a fridge freezer. There are two well-proportioned double bedrooms, both enjoying windows to the rear aspect. The principal bedroom further benefits from a built-in wardrobe and an en suite shower room, comprising a shower cubicle, a wash basin set on a countertop with a mixer tap over and vanity unit below, together with a hidden cistern WC. The main bathroom is fitted with a bath incorporating a mixer tap, a wall-mounted wash basin with a mixer tap over and vanity unit below, and a close-coupled WC.

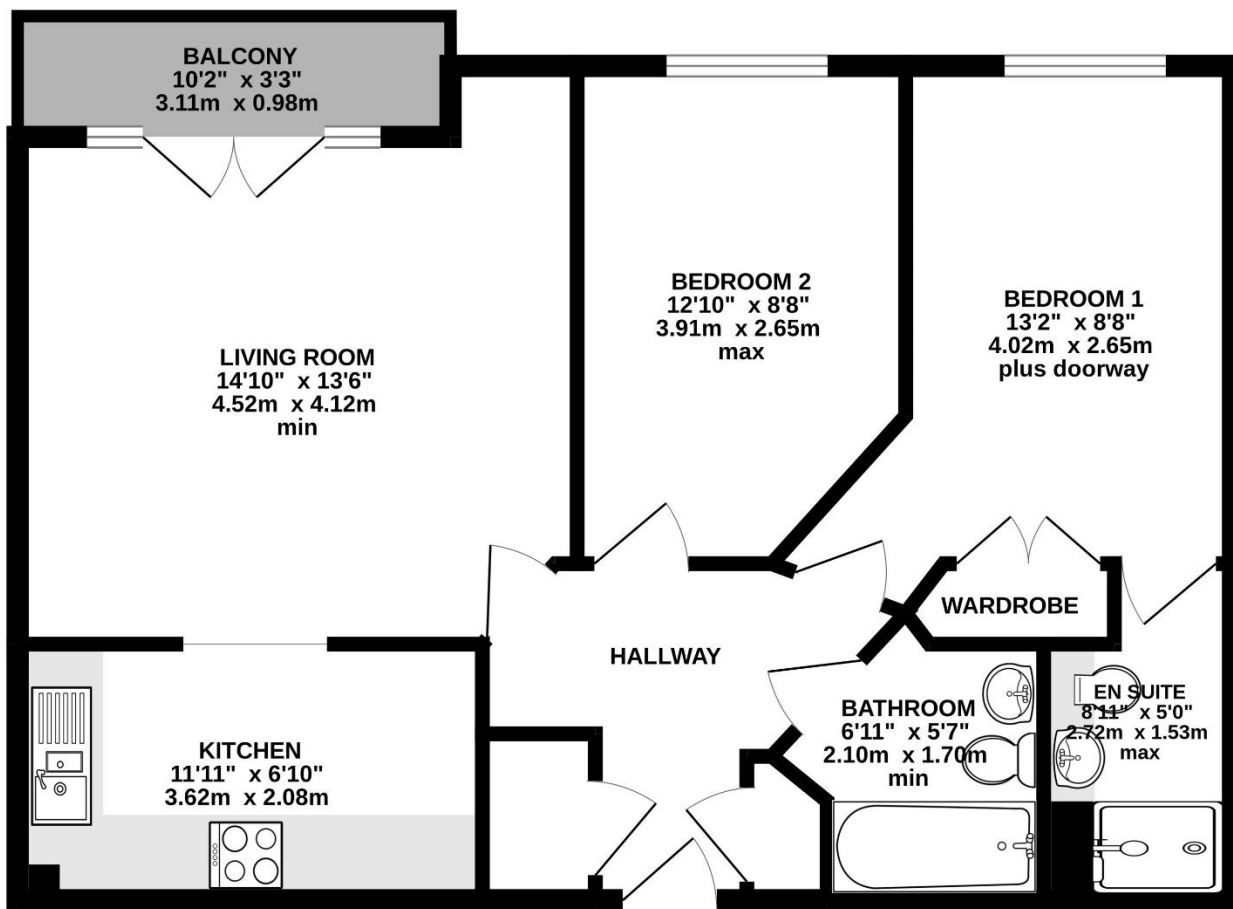
Outside The apartment benefits from a south-facing private balcony accessed directly from the living room, providing an attractive outdoor seating area and enjoying a sunny aspect throughout much of the day. The development also enjoys well-maintained communal gardens for residents to use, together with an allocated parking space.

Property Information Tenure: Leasehold (the vendor has informed us that the current maintenance charges are £238.57 per month, the ground rent is £238.92 per year and the lease length is 125 years from 1 January 2005) Council Tax Band: C.

- *2 Double Bedrooms*
- *Central Apartment*
- *Private Balcony*
- *Off-Road Parking*
- *Communal Gardens*
- *No Onward Chain*



JULIUS HOUSE
687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 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.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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