

SOUTHGATE
ESTATES

£200,000
Guide Price

2 1 1

Flat 8a, Endfield Close, Exeter, Devon, EX1 3BB







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Situated in a tucked-away cul-de-sac within the popular area of Heavitree, this sizeable two bedroom purpose-built flat offers an appealing combination of well-proportioned accommodation and outside space. A notable feature is the provision of its own private entrance, together with gardens to both the front and rear and a garage providing off-road parking. The accommodation also benefits from a spacious living room, a separate kitchen, a recently refurbished bathroom, and two double bedrooms, along with a partially boarded loft space offering excellent additional storage.

Heavitree is a popular residential area, well served by a range of local amenities. Heavitree Pleasure Ground is nearby, while the shops, cafés, pubs and everyday facilities along Heavitree High Street are within easy reach. The area also benefits from a range of healthcare services, including the RD&E Hospital, as well as Exeter city centre readily accessible for a wider selection of shops, restaurants and amenities. Regular bus services provide convenient connections to the city centre and surrounding areas, while the M5 and A30 are also easily accessible for commuters.

Ground Floor The private front door opens into an entrance hallway, which provides two built-in storage cupboards and stairs rising to the first floor, where a door leads into the main hallway.

First Floor The main hallway provides access to the living room, both bedrooms and the bathroom, together with a hatch to the loft space and a large built-in cupboard housing the boiler. The living room is a spacious reception room with a window to the front aspect and ample room for both seating and dining furniture. An opening leads through to the kitchen, which has a window to the rear aspect enjoying a leafy outlook. The kitchen is fitted with a range of matching wall and base units with worktops over, a tiled splashback and a stainless steel sink and drainer with mixer tap over. There is space for an oven with an extractor hood above, washing machine, tumble dryer and a tall fridge freezer.





Both bedrooms are good-sized doubles, with the principal bedroom enjoying a window to the front aspect and a built-in wardrobe. The second bedroom has a window to the rear aspect, also enjoying a leafy outlook. The bathroom has been recently refurbished by the current owners and is fitted with a bath with shower over, a wash basin with mixer tap over and vanity unit beneath, and a concealed cistern WC. Further features include a frosted window to the rear aspect, an extractor fan and a heated towel rail. A hatch with a pull-down ladder provides access to the loft, which benefits from lighting and is partially boarded, offering an excellent amount of additional storage space – a particularly useful feature not often found with a flat.

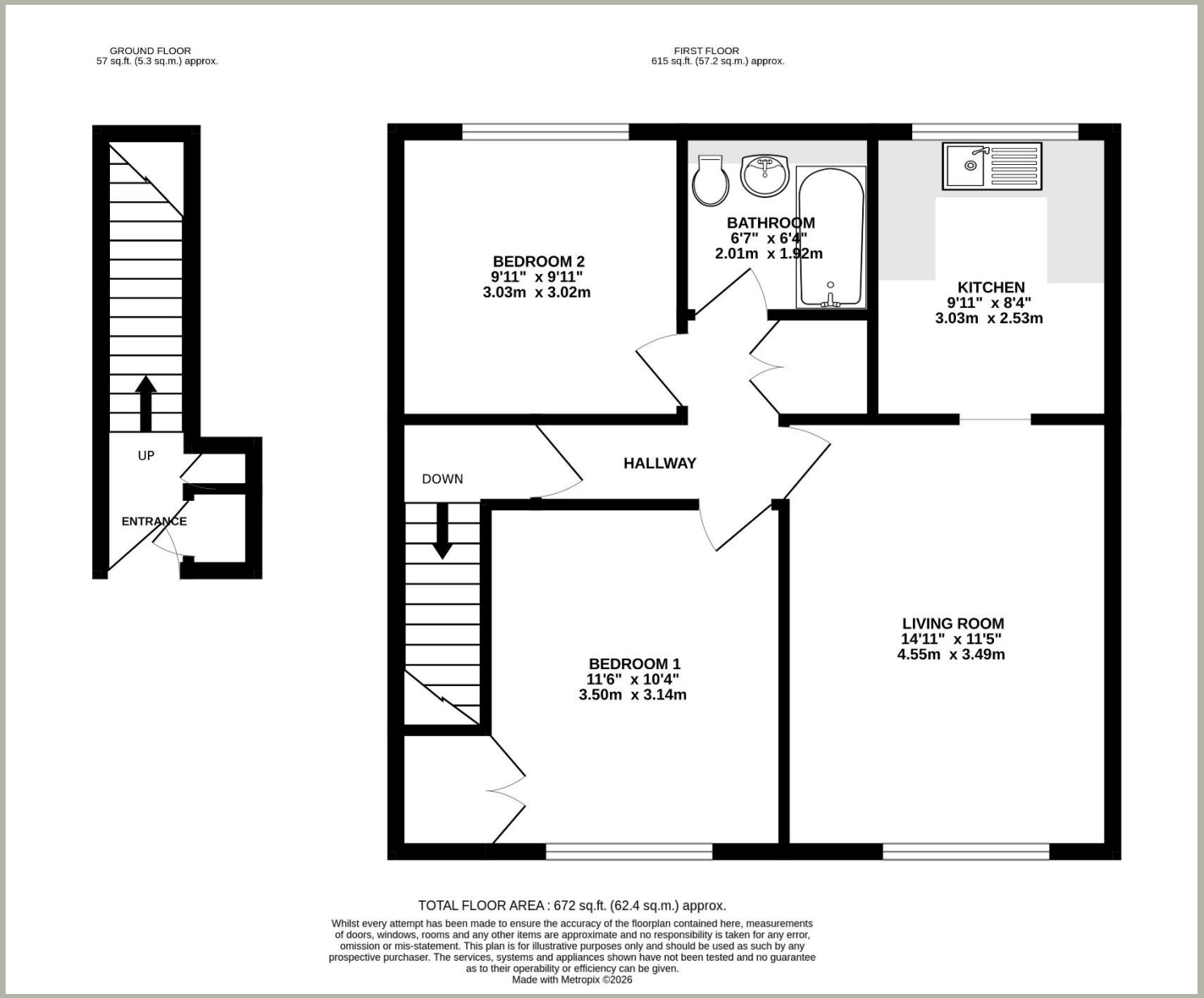
Outside The property enjoys its own garden areas to both the front and rear. To the front is a generous lawned garden, providing an attractive approach to the private entrance. A gate gives access to the rear garden, which is divided between the two flats, with the right-hand section belonging to this property. This area is also laid to lawn, providing further valuable outdoor space. The property also benefits from its own garage, providing useful off-road parking.

Property Information Tenure: Leasehold (we have been informed by the vendors that the current maintenance charges are £118 per quarter, with an annual ground rent of £10, and that the lease started on the 30/01/89 for 125 years). Council tax band: B.

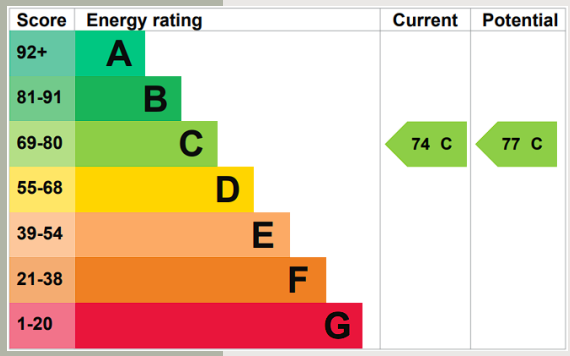
- *2 Double Bedrooms*
- *Private Entrance*
- *Garage*
- *Purpose Built Flat*
- *Private Garden*
- *Cul-De-Sac Location*







Energy Performance Rating



The Property Ombudsman

www.tpos.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.

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