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SOUTHGATE
ESTATES

£270,000

2 Cleve Court, Cleve Lane, Exeter, Devon, EX4 2AR





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A spacious two bedroom maisonette situated within an attractive period building in Cleve Court, Exeter. Forming part of a characterful conversion, the property enjoys access to extensive and beautifully maintained communal grounds, predominantly laid to lawn, along with the additional benefit of a residents' tennis court. The maisonette also benefits from two allocated parking spaces. The maisonette itself offers generous accommodation arranged over two floors, complemented by far-reaching views from a number of rooms.



Cleve Court occupies a desirable position within easy reach of Exeter city centre, while also benefitting from convenient access to nearby transport links, local amenities and surrounding green spaces. The attractive communal setting and mature grounds create a pleasant environment, enhancing the appeal of the development.



Accommodation The front door opens into a large entrance hallway, providing access to the living room, along with stairs rising to the first floor. There is also a substantial built-in cupboard, offering excellent storage space. The living room is a particularly generous reception room, benefitting from two windows enjoying far-reaching views across the primary school and surrounding hillside, along with built-in storage to the alcoves. The room offers ample space for both seating and dining, creating a comfortable and versatile reception space. Leading from the living space is the kitchen, fitted with a range of matching wall and base units with fitted granite worktops over and incorporating a 1.5 bowl sink and drainer. Appliances include a double eye-level oven with a separate gas hob, a dishwasher, a washing machine and a fridge freezer. A window to the rear aspect also enjoys attractive views. On the first floor, there are two well-proportioned double bedrooms, both benefitting from attractive views. The principal bedroom enjoys an en suite bathroom comprising a bath with a shower over, a pedestal wash basin, a close-coupled WC and a frosted window to the rear. In addition the landing also provides useful built-in storage.

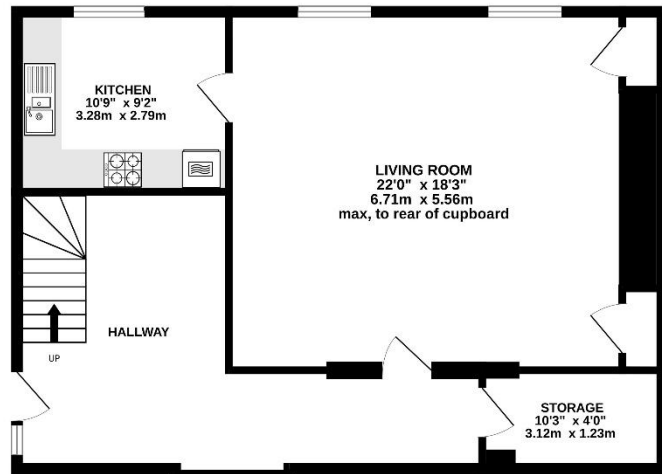
Outside The property benefits from access to extensive communal grounds, which are predominantly laid to lawn and beautifully maintained, creating an attractive and peaceful space for residents to enjoy. There is also a tennis court within the development, adding to the appeal of the surroundings. In addition, the maisonette itself benefits from two allocated parking spaces.

Property Information Tenure: Leasehold (we have been informed that the lease length is 999 years from 1 January 2005, and that the current maintenance charges are £220 per month). Council tax band: C.

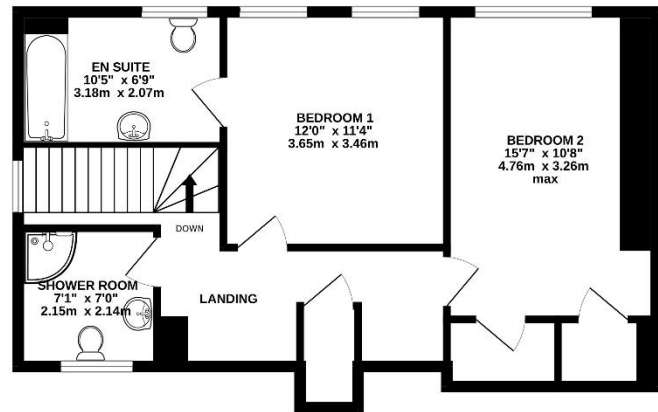
- *Spacious Maisonette*
- *2 Double Bedrooms*
- *Extensive Communal Gardens*
- *Off-Road Parking*
- *No Onward Chain*
- *Tucked Away Location*



GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

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