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Flat 3, 33, Heavitree Road, Exeter, EX1 2LG



SOUTHGATE
ESTATES

£130,000





Flat 3, 33, Heavitree Road, Exeter

A one bedroom flat located on the first floor of a period building in a popular central location. This area is just a short distance from Exeter's High Street with the many shops, restaurants and entertainment venues that it has to offer, along with St Luke's Campus, Waitrose and various green spaces. The awaited St Sidwell's Point leisure facility will also soon be located nearby providing a range of brand new sports facilities.

The flat's internal accommodation briefly consists of an entrance hall with doors to the open-plan living space (with a kitchenette and seating area), the double bedroom and shower room.

With such a great location, this flat would be an ideal choice for investors and first time buyers, and further internal viewing is highly recommended.

Entrance The front door opens to the entrance hall which includes doors to the open-plan living space, the bedroom and the shower room.

Open-Plan Living Space 11' 10" x 10' 11" (3.60m x 3.33m) & 11' 8" x 5' 4" (3.56m x 1.62m) A good-sized open plan space incorporating a lounge/seating area and a kitchenette. The lounge area offers a feature electric fireplace with fitted shelving to the alcoves, and an archway to the kitchenette. This space contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an induction hob over, and space is provided for three under-counter appliances. The open-plan space also benefits from two uPVC double glazed windows to the front aspect.





Bedroom 6' 5" x 6' 4" (1.96m x 1.94m) The good-sized double bedroom enjoys a uPVC double glazed window to the rear aspect, a fitted wardrobe, and a night storage heater.

Shower Room 6' 1" x 4' 5" (1.85m x 1.34m) Comprising a shower cubicle with an electric shower over, a close-coupled WC, part-tiled walls, and a wash basin with a mixer tap over and a vanity unit below.

Property Information Tenure: Share of the Freehold (The vendor has informed us that the flat owns a share of the freehold with four owners in total. The current maintenance charge is approximately £90 per month and the lease is 999 years from 1985). Council tax band: A.

- *1 Double Bedroom*
- *First Floor Flat*
- *Open-Plan Living Space*
- *Ideal Investment or First Home*
- *Close to Amenities*
- *Convenient Location*





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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