



  
SOUTHGATE  
ESTATES

£155,000



*Flat 9 Melbourne Court, Melbourne Street, Exeter,  
Devon, EX2 4BX*



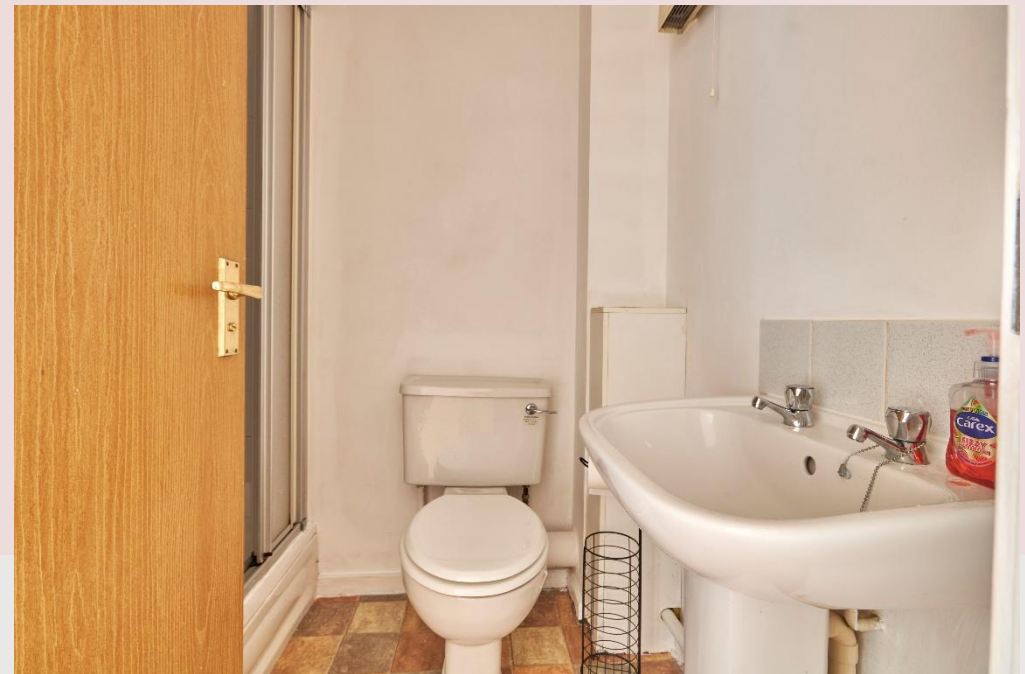


## *Flat 9 Melbourne Court, Melbourne Street, Exeter, Devon, EX2 4BX*

A one bedroom apartment situated within Melbourne Court which is conveniently located close to Exeter's popular quayside as well as the city centre. The property benefits from an allocated off-road parking space, is offered with no onward chain, and represents an ideal first-time purchase or investment opportunity.

The property is ideally positioned to enjoy easy access to the historic quayside, with its scenic walks, cafes and waterside attractions, while also being within close proximity of Exeter's vibrant city centre and excellent transport links.





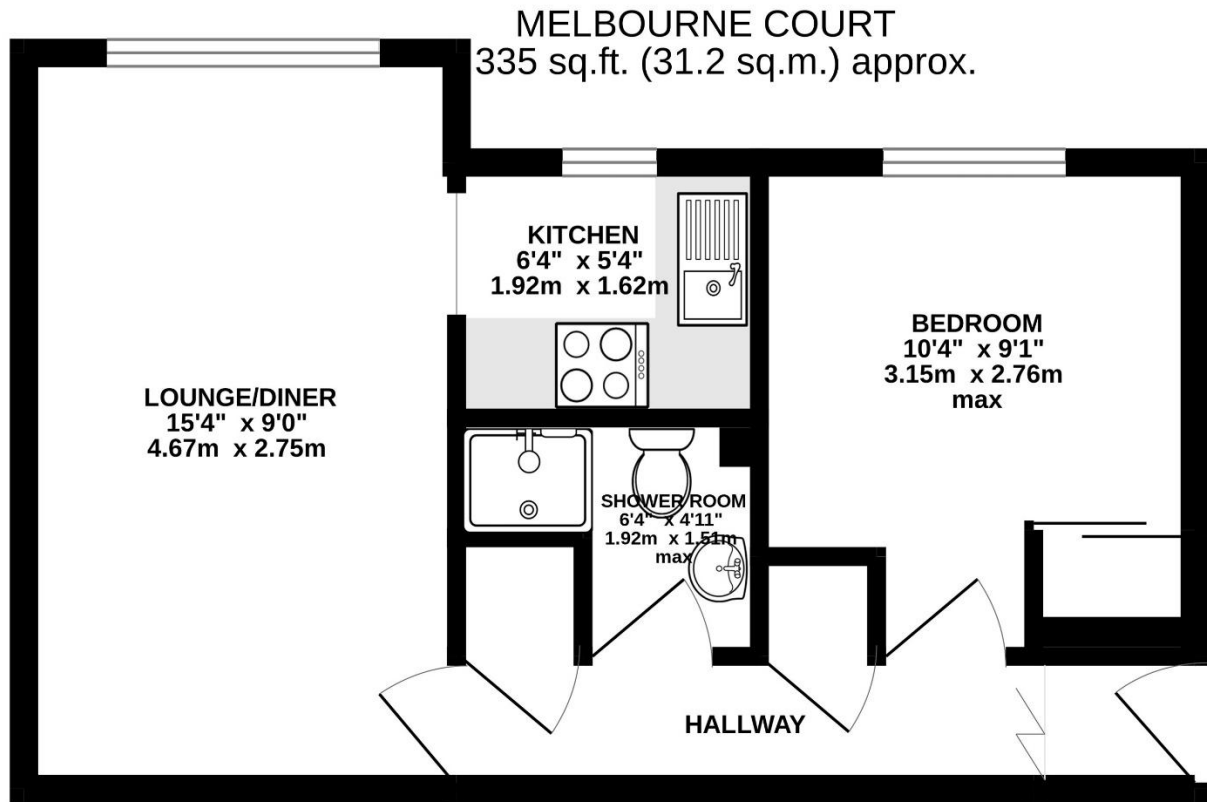
*Accommodation* The front door opens into an entrance vestibule which leads through into the hallway. The hallway provides access to the lounge diner, shower room and bedroom, and also benefits from two built-in cupboards offering useful storage space, with one housing the hot water tank. The living accommodation comprises a bright and well-proportioned lounge diner, enjoying a pleasant outlook to the front aspect with views extending out toward Dartmoor in the distance. An archway leads through to the kitchen, which is fitted with a range of wall and base units, work surfaces and a stainless steel sink and drainer with a mixer tap over. Appliances include an oven with an electric hob and extractor hood over, plus a freestanding washing machine and a fridge. A window faces the front aspect allowing for natural light. The double bedroom is a comfortable room featuring a built-in wardrobe, providing practical storage, along with a window to the front aspect with an attractive outlook. Lastly, the shower room comprises a shower cubicle, a pedestal wash basin and a close-coupled WC.

*Parking* The property benefits from a valuable allocated off-road parking space.

*Property Information* Tenure: Leasehold (We have been informed by the vendors that the current service charge is £1,479 every 6 months (January and July), and the lease length is 999 years, from 25/3/1989). Council tax band: A.

- *1 Double Bedroom*
- *Close to Quayside*
- *Parking Space*
- *No Onward Chain*
- *Popular Location*
- *Built-In Storage*
- *Apartment*





TOTAL FLOOR AREA : 335 sq.ft. (31.2 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		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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**SOUTHGATE**  
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