

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Belmont Road

EX1 2HQ

Asking Price £160,000



Council Tax: A



# 64 Belmont Road

EX1 2HQ

Asking Price £160,000



## Communal Area

From the building front door proceed up two flights of stairs to the front door of the property.

## Lounge

12'9" x 17'2" (3.91m x 5.25m)

Two windows to the front aspect, feature fire place, electric heater, stairs to the bedroom (mezzanine level)

## Kitchen

13'0" x 10'11" (3.97m x 3.35m)

High and low level cupboards, roll top work surface, built in electric hob, oven and extractor, window to the rear aspect, electric heater.

## Bathroom

14'10" x 8'11" (4.53m x 2.72)

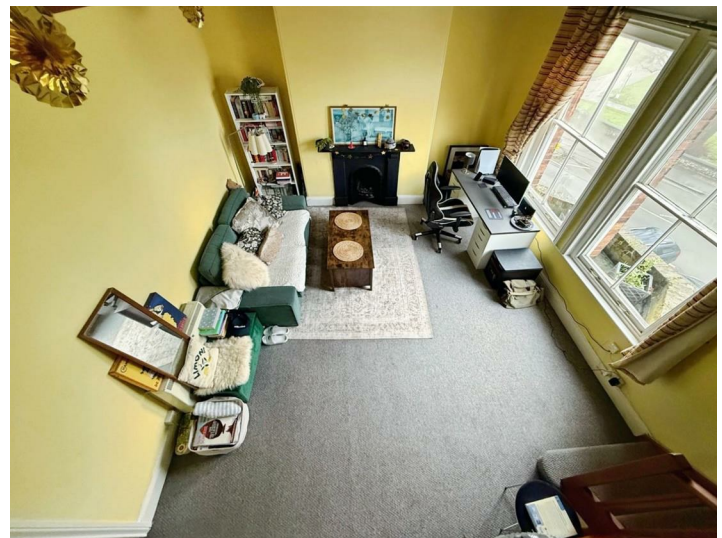
Corner bath with shower over, low level WC, hand basin, vanity unit, electric heater, two partially obscured windows to the rear aspect.

## Bedroom

10'3" x 16'2" (3.14m x 4.95m)

Two Velux windows to the rear aspect, railing and space for a bed.

- Unusual layout
- City centre location
- Close to local amenities
- Good transport links
- Period features
- Deceptively spacious
- Permit parking



Welcome to this charming flat located on Belmont Road in the heart of Exeter. This property boasts a deceptively large and spacious layout, offering generous room sizes that are sure to impress. With one well-proportioned bedroom and a comfortable reception room, this flat provides a perfect retreat for those seeking a blend of comfort and style.

The flat features a well-appointed bathroom, ensuring convenience and privacy. One of the standout aspects of this property is its unique character, enhanced by period features that add a touch of charm and history. The location is particularly advantageous, as it is situated close to the city centre, allowing for easy access to a variety of shops, restaurants, and local amenities.

Transport links are excellent, making commuting and exploring the surrounding areas a breeze. Additionally, the property benefits from permit parking, providing peace of mind for those with vehicles.

This flat is an ideal choice for anyone looking to enjoy the vibrant lifestyle that Exeter has to offer while residing in a comfortable and stylish home. Don't miss the opportunity to make this delightful property your own.

Suitable for first time buyers, investors or even people looking to downsize, this property offers so much in all aspects.



## Road Map



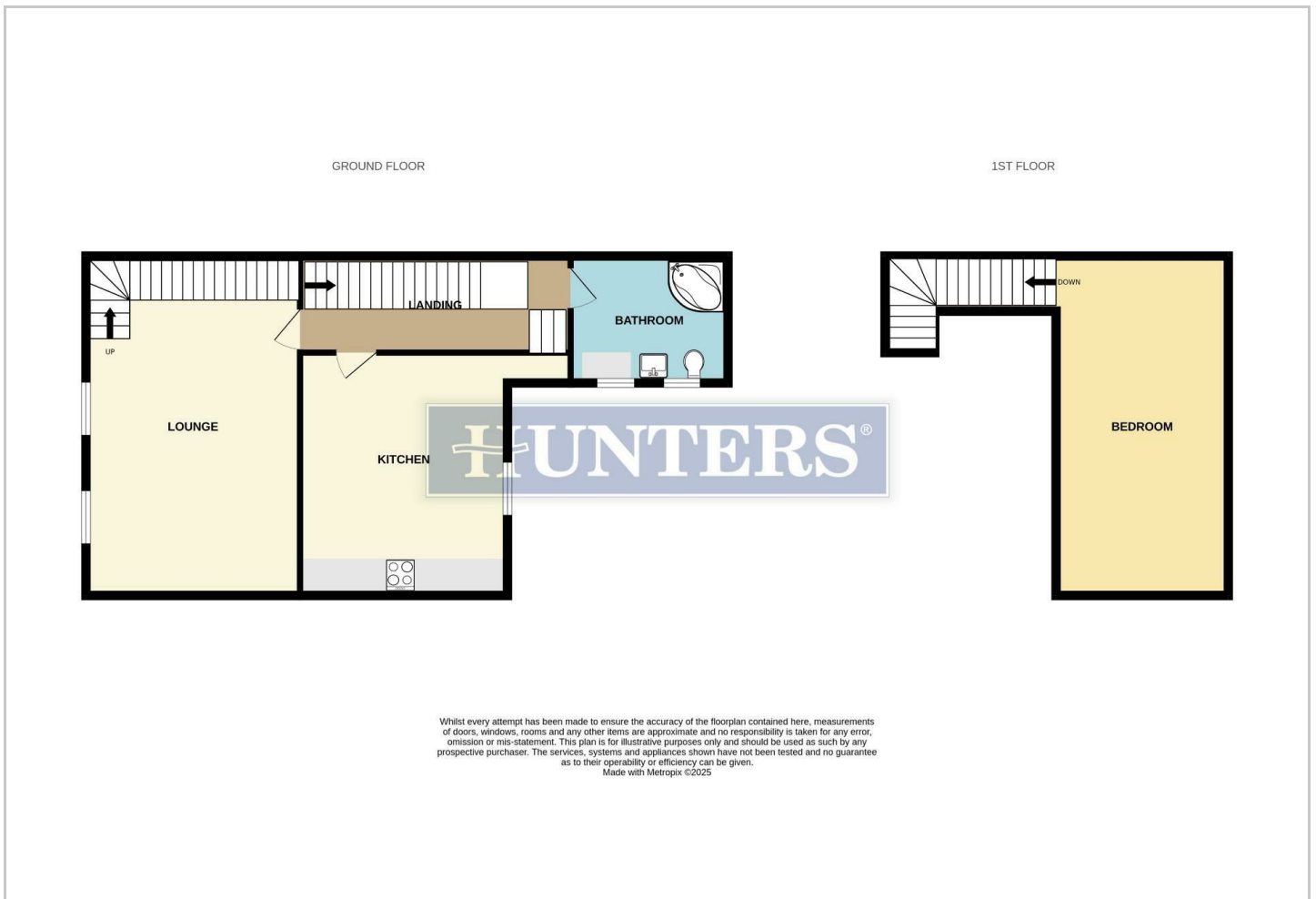
## Hybrid Map



## Terrain Map



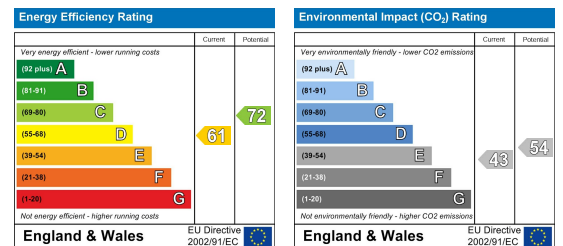
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.