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Flat 3, Hill Rise, Exeter, Devon, EX1 3NF



SOUTHGATE
ESTATES

£200,000

Guide Price





Flat 3, Hill Rise, Exeter, Devon, EX1 3NF

A well-presented two bedroom maisonette, situated in the popular residential area of Hill Rise, Exeter. Offered to the market with no onward chain, the property benefits from its own private lawned garden, a balcony and an external store. The internal accommodation briefly comprises an entrance hall with stairs up to the landing, a spacious living room, kitchen, two double bedrooms and a bathroom.

The property occupies a convenient position within easy reach of Exeter city centre, offering an excellent range of shops, restaurants and leisure facilities. A variety of local amenities, supermarkets and transport links are also nearby, making the property well suited to first-time buyers, investors and those looking to downsize.





Accommodation The front door opens into the entrance hall, where a generous built-in storage cupboard houses the Vaillant boiler. Stairs rise to the main accommodation. The first floor landing benefits from a window to the front aspect and provides access to all principal rooms, together with a storage cupboard and a door opening onto the balcony. The living room is a bright and spacious reception room, enjoying windows to both the front and rear aspects, allowing for an abundance of natural light. The kitchen is fitted with a range of modern wall and base units complemented by fitted worktops, a tiled splashback and a sink and drainer with a mixer tap over. Appliances include an oven with an electric hob and extractor hood above, together with a fridge freezer, wine cooler, washing machine and dishwasher. A window overlooks the rear aspect, whilst two built-in cupboards provide excellent additional storage. There are two well-proportioned double bedrooms. The principal bedroom enjoys a window to the rear aspect, whilst bedroom two benefits from a window to the front aspect and a useful built-in storage cupboard. The bathroom comprises a bath with a shower over, a pedestal wash basin, a close-coupled WC and a frosted window to the rear aspect.

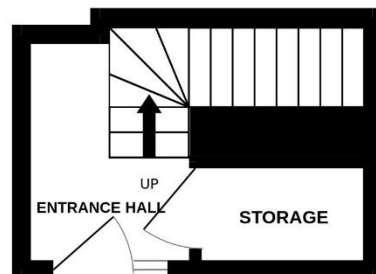
Outside A particular feature of the property is the private lawned garden, providing a valuable outdoor space for relaxing, gardening or entertaining. The property also benefits from a balcony, offering space for seating. The external store provides useful extra storage space.

Property Information Tenure: Leasehold (we understand that the lease runs from 15 June 1987 to 14 June 2112, and that the current ground rent is £10 per year.) Council tax band: B.

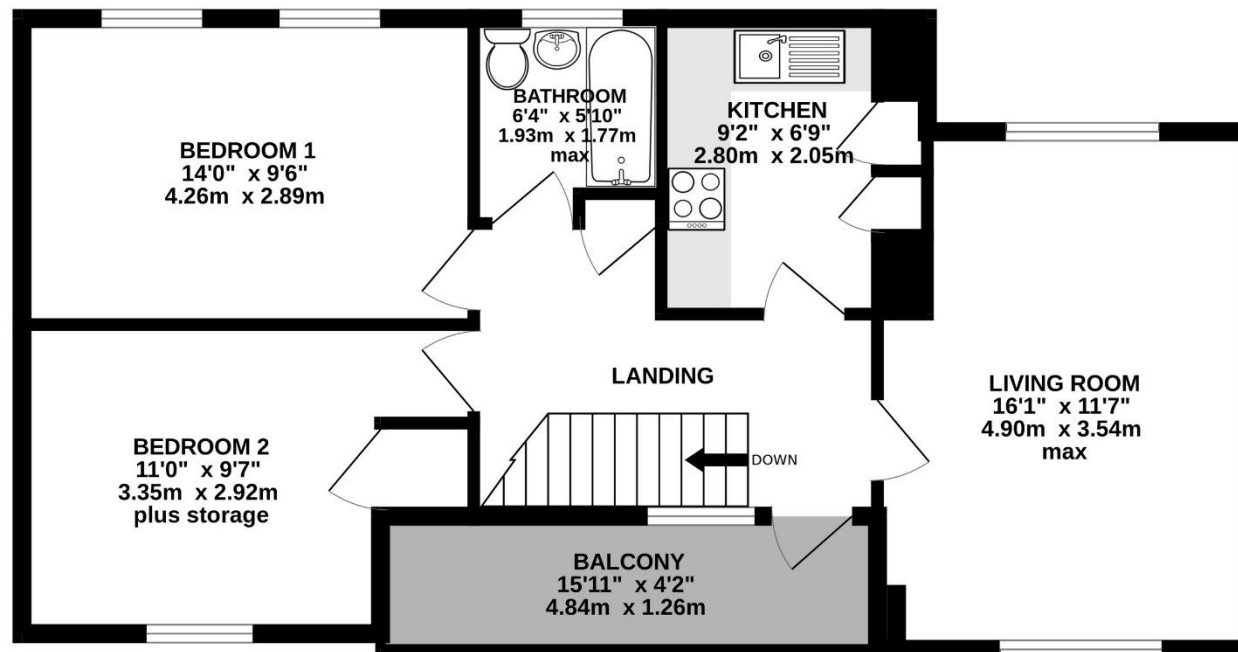
- *2 Double Bedrooms*
- *First Floor Flat*
- *Private Garden & Balcony*
- *No Onward Chain*
- *Built-In Storage*
- *Convenient Location*



GROUND FLOOR
76 sq.ft. (7.0 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.



SOUTHGATE

ESTATES

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