

# HUNTERS<sup>®</sup>

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## St. Davids Hill

Exeter, EX4 4DA

Asking Price £315,000



Council Tax: C



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# 11 Belvedere Court St. Davids Hill

Exeter, EX4 4DA

Asking Price £315,000



## Property description

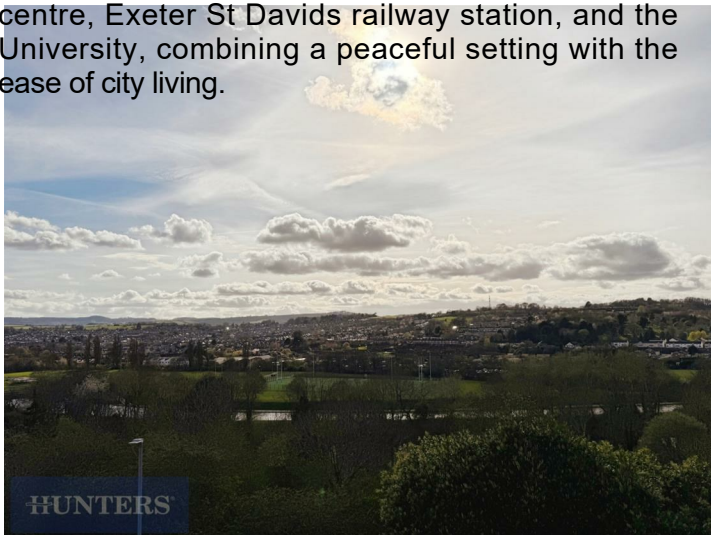
A spacious entrance hallway provides access to all principal rooms, including two well-proportioned double bedrooms, a contemporary family bathroom and useful built-in storage.

The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom includes fitted wardrobes. Both bathrooms are finished to a high standard with quality fittings, creating a refined, modern feel.

The kitchen is well-appointed with integrated appliances and a breakfast bar, while oak flooring runs throughout the main living areas and hallway, complemented by carpeting in both bedrooms. Further benefits include fibre broadband connected directly to the premises, supporting modern home working and connectivity.

Situated within a sought-after riverside development, the property offers convenient access to Exeter city centre, Exeter St Davids railway station, and the University, combining a peaceful setting with the ease of city living.

- Second-floor apartment with elevated river and city views
- Large private balcony spanning the full width of the property
- Bright open-plan kitchen, dining and living space
- Contemporary kitchen with integrated appliances and breakfast bar
- Two double bedrooms, including principal with en-suite
- Luxury bathroom and en-suite with high-quality fittings
- Oak flooring to main living areas and hallway
- Sought-after riverside development within easy reach of the city centre
- Allocated parking space
- Lift and stair access within a secure communal entrance



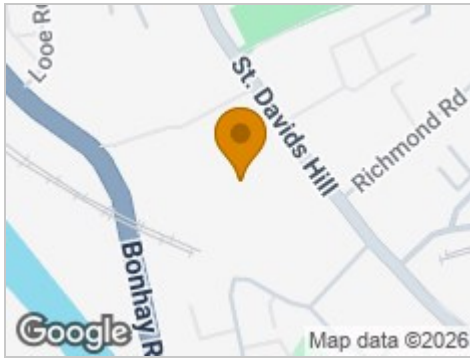
Tel: 01392 340130

## Second-Floor Apartment with Full-Width Balcony

Situated on St Davids Hill, this modern purpose-built apartment offers an excellent balance of space, light and convenience, extending to approximately 786 sq ft. Positioned on the second floor, the property enjoys elevated river and city views, with lift and stair access within a secure communal entrance. The standout feature is the bright open-plan kitchen, dining and living area, with full-width sliding doors opening onto a large private balcony spanning the entire width of the apartment - ideal for outdoor dining or relaxing while enjoying the outlook.



## Road Map



## Hybrid Map

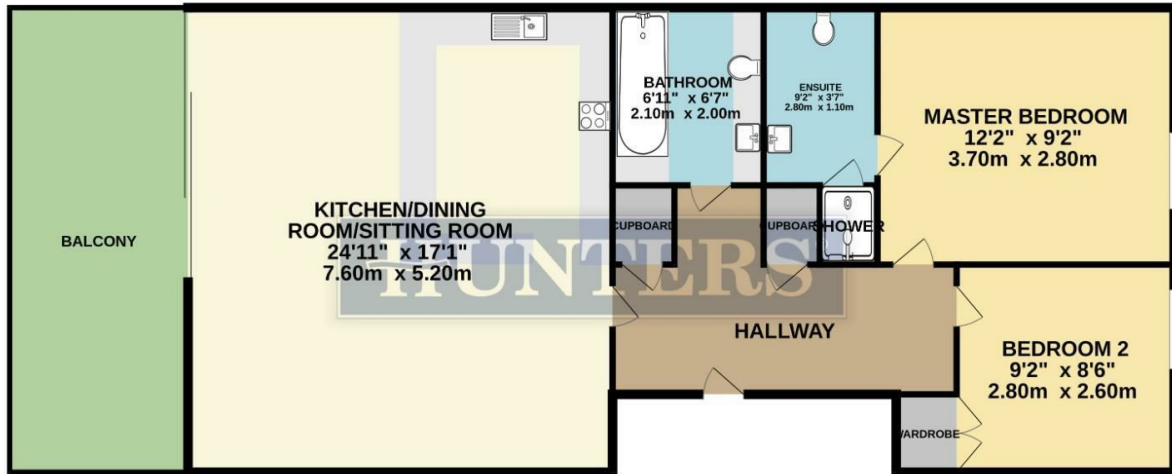


## Terrain Map



## Floor Plan

### FLOOR PLAN 1675 sq.ft. (155.6 sq.m.) approx.



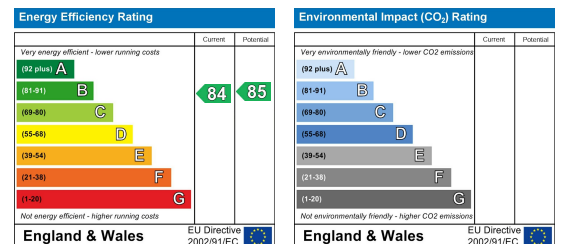
TOTAL FLOOR AREA: 1675 sq.ft. (155.6 sq.m.) approx.

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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## 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.