

# HUNTERS®

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Heavitree Road Exeter, EX1 2LG  
Asking Price £125,000



**\* City centre location \* Good transport links \* Close to local amenities \***  
**\* Good investment \* Close to the university \* Close to the hospital \***



## Area Map



### Communal area

From the main pathway the front door of the building is accessed via a metal gate, a small pathway leads to the building front door, you then proceed up one flight of stairs to the property front door which can be found on your right.

### Hallway

Doors to all rooms.

**Kitchen 8'5" x 6'2" (2.58m x 1.88m)**

Low and high level cupboards, roll top work surfaces, window to the rear aspect, built in induction hob, extractor and oven, space for a washing machine (included), boiler.

**Sitting/ dining/ bedroom 15'3" x 11'5" (4.66m x 3.50m )**

Two windows to the front aspect, fire place and two alcoves, room for a seating area, plus a bedroom space, two radiators, cupboard housing a fridge freezer (included)

**Shower room 5'10" x 5'1" (1.79m x 1.55m)**

Walk in shower, hand basin, low level WC, vanity unit.

### Material Information - Exeter L

Tenure Type; Leasehold

Leasehold Years remaining on lease; 985

Leasehold Annual Service Charge Amount £1,020

Leasehold Ground Rent Amount; £70

Council Tax Banding; A

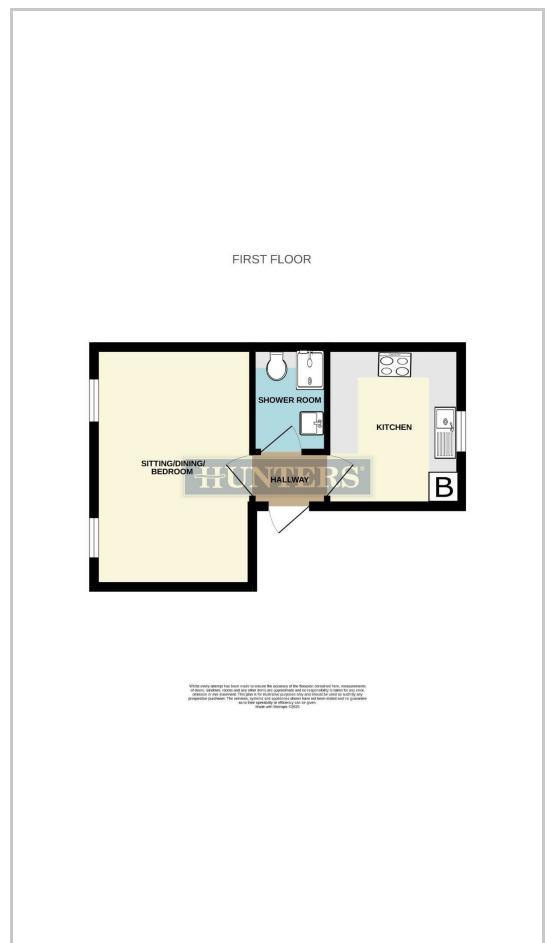
Nestled in the vibrant locality of Heavitree Road, Exeter, this charming flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-appointed lounge/ kitchen/ dining room, providing an inviting atmosphere for relaxation or entertaining guests.

The flat includes a modern bathroom, designed with functionality in mind, ensuring a pleasant experience for daily routines. Its thoughtful layout maximises space, making it both practical and comfortable.

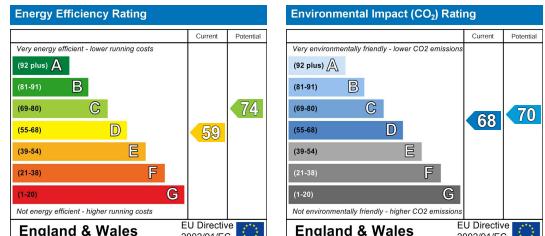
Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, cafes, and parks, all within a short distance. The area is well-connected by public transport, making it an ideal choice for those commuting to the city centre or beyond.

This flat presents an excellent opportunity for anyone looking to enjoy the charm of Exeter while residing in a well-maintained property. Whether you are a first-time buyer or seeking a rental property, this flat on Heavitree Road is sure to impress with its blend of convenience and comfort.

## Floor Plans



## 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.