

HUNTERS[®]

HERE TO GET *you* THERE



Silver Lane

Exeter, EX4 6SQ

Offers Over £150,000



Council Tax: A



Flat 48, Belmont House Silver Lane

Exeter, EX4 6SQ

Offers Over £150,000



HALLWAY

Entrance hall, with doors to all rooms, two cupboards

KITCHEN / LIVING ROOM

18'3" x 13'3" (5.57m x 4.05m)

uPVC window, kitchen with breakfast bar, stainless steel sink, (Dimplex Quantum heating) living room with door to private patio

BATHROOM

7'3" x 6'1" (2.22m x 1.87m)

Heated towel rail, toilet, shower cubicle, wash hand basin

BEDROOM

11'7" x 9'0" (3.55m x 2.75m)

uPVC window, (Dimplex Quantum heating) built in wardrobe

Material Information - Exeter S

Tenure Type; Leasehold

Leasehold Years remaining on lease; 176

Leasehold Annual Service Charge Amount £1,512

Leasehold Ground Rent Amount £10

Council Tax Banding; A

- OFFERS OVER £150,000
- PURPOSE BUILT BLOCK
- CHAIN FREE
- ONE BEDROOM FLAT
- MODERN SHOWER ROOM
- PRIVATE BALCONY
- VIEWS OVER BELMONT PARK
- ACCESS TO CITY CENTRE
- LOCATED ON THE 3rd FLOOR
- ADDITIONAL EXTERNAL STORE CUPBOARD

OFFERS OVER £150,000

Nestled in the charming Mount Pleasant area of Exeter, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. Situated on Silver Lane, the property is part of a purpose-built block, located on the 3rd floor, the block also benefits from a lift and benefits from an accessible entrance.

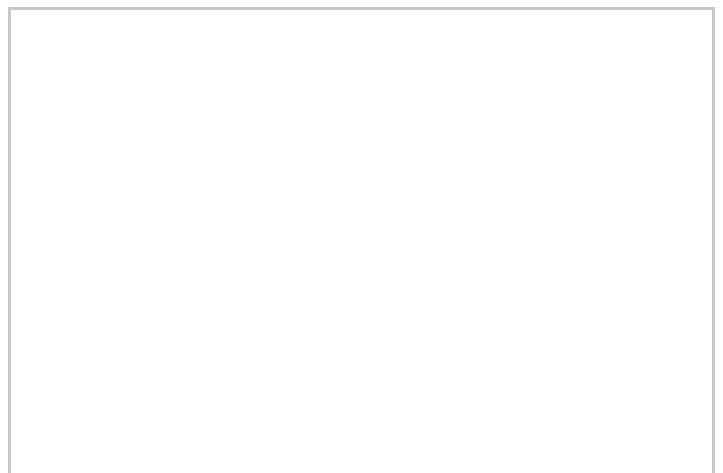
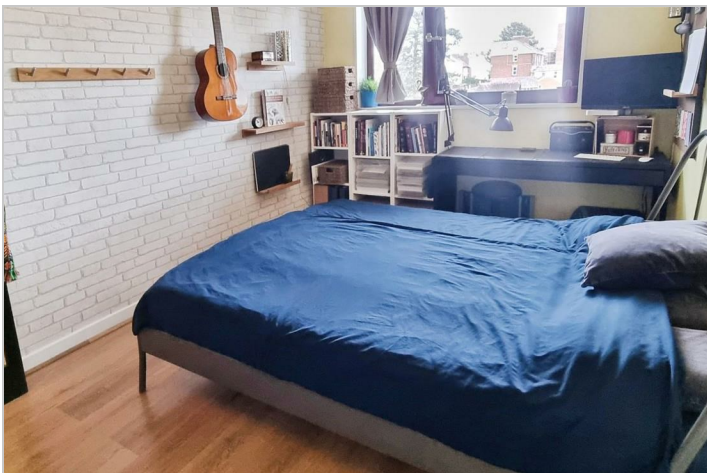
Spanning an inviting 495 square feet, this flat features a well-proportioned reception room that provides a warm (Dimplex Quantum heating) and welcoming atmosphere, ideal for both relaxation and entertaining. The bedroom is thoughtfully designed to offer a peaceful retreat, while the bathroom is equipped with essential amenities for your daily needs.

One of the standout features of this property is the lovely balcony, which overlooks the picturesque Belmont Park. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day, all while taking in the serene views of the surrounding greenery.

The location is particularly advantageous, with easy access to local amenities, transport links, and the vibrant city centre of Exeter. Whether you are a first-time buyer or seeking a rental investment, this flat presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area.

In summary, this one-bedroom flat on Silver Lane is a charming and practical choice for those looking to embrace the best of Exeter living. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers.

The property also benefits from a Communal Parking area.



A map snippet from Google Maps showing a location marked with an orange pin. The pin is located on a road labeled 'B3212'. Below the road, the text 'Belmont Park Exeter' is visible. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

A map of Exeter, Devon, showing the location of Exeter Cathedral. The cathedral is marked with a blue location pin and labeled 'Exeter Cathedral' with a church icon. Other labeled areas include 'Exeter', 'POLSLÖE', 'NEWTOWN', and 'HEAVITREE'. The map includes the Google logo and 'Map data ©2025'.

GROUND FLOOR

BALCONY

KITCHEN/ LIVING ROOM

BEDROOM

WARDROBE

ENTRANCE HALL

BATHROOM

CUPBOARD

CUPBOARD

HUNTERS®

While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with electronic COCO.

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 Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2010/66/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2010/66/EC

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