

HUNTERS®

HERE TO GET *you* THERE



Richmond Road
EX4 4JA

£150,000



Council Tax: A



The Garden Flat 11 Richmond Road

EX4 4JA

£150,000



Kitchen / Diner / Lounge

12'3" x 15'1" (3.74m x 4.60m)

High and low level cupboards, roll top work surface, space and plumbing for a washing machine, space for an undercounter fridge freezer, built in hob, oven and extractor hood, window to the front aspect, door to the front aspect, electric heater, feature fire place, doors to the bathroom and bedroom.

Bathroom

4'0" x 13'3" (1.22m x 4.05m)

Low level WC, electric heater, door to a cupboard, bath with shower over, hand basin.

Bedroom

10'11" x 12'5" (3.34m x 3.80m)

Door to the front aspect, window to the front aspect, electric heater, door to a small storage cupboard.

Outside

The property boasts a good sized private garden, which is walled and has a gate giving access from the parking area, there are mature shrubs, trees and an area laid to lawn, there is a path that leads from the door of the property to the entrance of the garden, this really is a gem in the city centre, there is also private parking.

Material Information - Exeter S

Tenure Type; Lease

Leasehold Years remaining on lease; 93

Leasehold Annual Service Charge Amount £ 960

Ground Rent Amount £0

Council Tax Banding; A

- City Centre Location
- Enclosed Private Garden
- Allocated Parking
- Great Transport Links
- Close to St David's Station and Central Station
- Open Plan Lounge, Kitchen, Diner
- Close to local amenities

Nestled on the desirable Richmond Road, this charming flat offers a perfect blend of comfort and convenience. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a tranquil retreat in the heart of the city.

The open plan lounge, kitchen, and dining area create a welcoming atmosphere, perfect for both relaxation and entertaining. Natural light floods the space, enhancing the modern design and making it feel even more inviting. The enclosed private garden is a delightful addition, providing a serene outdoor space to unwind or enjoy al fresco dining.

Situated in a prime city centre location, this flat boasts excellent transport links, with both Central and St David's stations just a short distance away. This makes commuting and exploring the vibrant surroundings incredibly convenient. Additionally, the property comes with allocated parking, a valuable feature in such a bustling area.

This flat is not just a home; it is a lifestyle choice, offering the perfect balance of urban living and private sanctuary. Whether you are looking to invest or find your next home, this property on Richmond Road is a wonderful opportunity not to be missed.



Road Map



Hybrid Map



Terrain Map



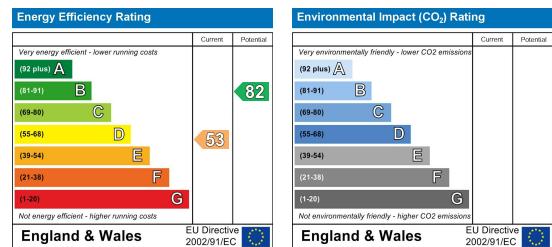
Floor Plan



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.