

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.



