

Exwick Hill

Exeter, Devon, EX4 2AQ

Guide Price £120,000

Bradleys ESTATE AGENTS

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Description

This first-floor one bedroom apartment is set within a characterful period property in a quiet yet convenient location. The property offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Upon entering the apartment, you will find a bathroom, a spacious double bedroom, a fitted kitchen, and a bright, airy living room with a charming feature fireplace.

Ideally situated just a short walk from the main train station, the university, and a wide range of local amenities, the property also enjoys easy access of picturesque walks along the River Exe.

Residents can enjoy access to a well-maintained shared garden area.

Combining a convenient location with excellent potential, this property is well worth viewing.

Location

Exwick is a suburb on the Northwest fringes of the historic city of Exeter, with its name being derived from the River Exe which forms its eastern boundary. In the main, the homes in the area are post 1960s although some of the historic 'village' properties remain. There is easy access to river walks and the canal cycle route as well as St Davids train station via the level crossing. Amenities include the new Exwick Heights primary school, a variety of local shops and takeaways, St Andrews parish church and the popular Thatched House pub.





Directions

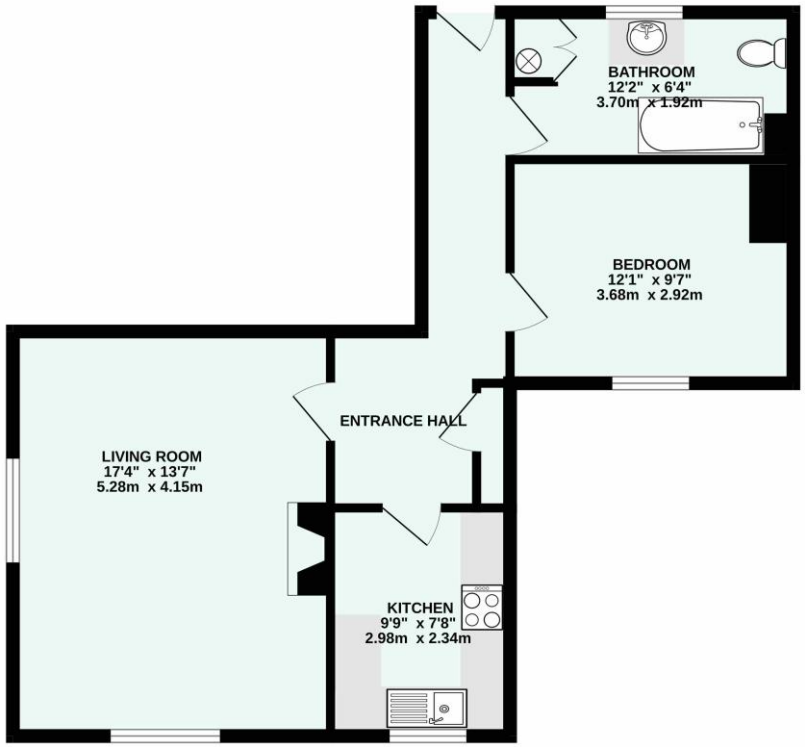
What3Words: https://what3words.com/carbon.rocks.effort



Material Information

- EPC Rating: E
- Tenure: 25% Share of freehold
- Local Authority: Exeter City Council
- Council Tax Band: A
- Rights and Restrictions: Conservation Area
- Mains: Water, drainage. electric
- Heating: Economy 7
- Parking: On street

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



Property Fact Sheet Ref:
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