



Clifton Street
Exeter, Devon, EX1 2EN
Guide Price £130,000





Description

A well-presented one bedroom flat, ideally situated close to the town centre and offering easy access to a range of local amenities, shops and transport links. The property provides well-proportioned accommodation, making it an ideal choice for first-time buyers, downsizers or investors. Offered for sale with the added convenience of NO ONWARD CHAIN.

This well-proportioned one-bedroom flat offers bright, spacious accommodation throughout, providing a comfortable and practical home with excellent storage.

The property features a generously sized living room, benefiting from plenty of natural daylight and ample space. The separate bedroom is also bright and well proportioned, offering a comfortable and versatile space with plenty of room for bedroom furniture.

The accommodation further comprises a large fitted kitchen, providing ample workspace and storage, along with a modern fitted shower room finished to a contemporary standard.

A particularly useful feature of the property is the large dedicated storage room, providing excellent additional storage space and helping to keep the main living areas clutter-free.

The internal accommodation is completed by four additional storage cupboards, offering further practical storage throughout the property. There is one cupboard within the living room, one within the kitchen, and two cupboards located in the entrance hallway.

Location

Newtown is a popular area of Exeter, being within a few minutes walk of the City Centre with its wide variety of shops & restaurants, etc. The location also benefits from a highly regarded Primary School, Church, public houses and is within easy walking distance of Waitrose. Two of Exeter's three cinemas are also situated in the vicinity.





Directions

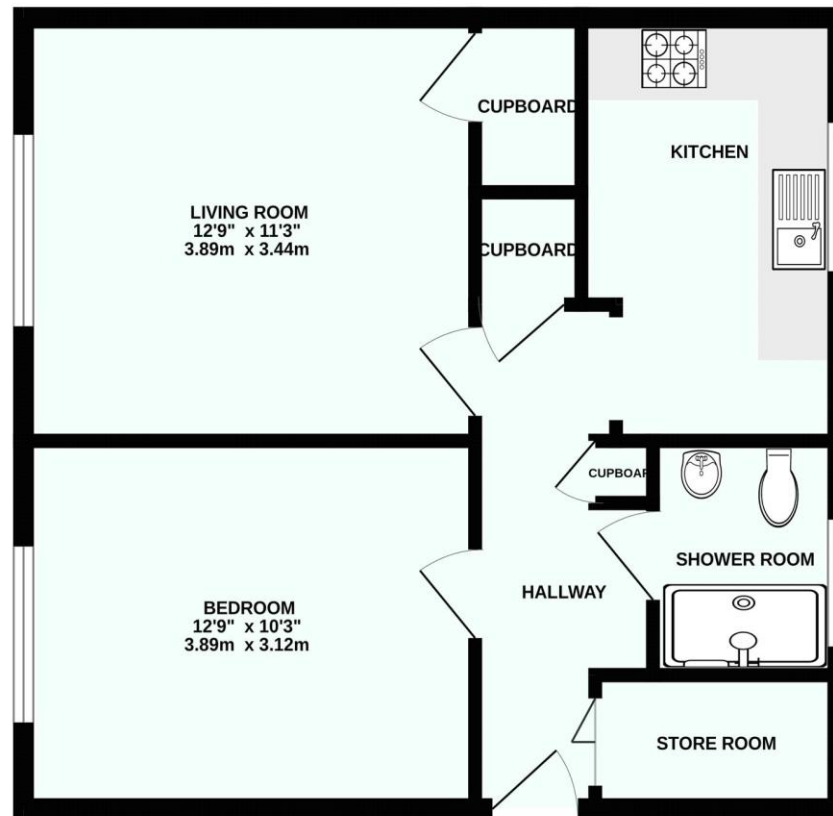
<https://what3words.com/humble.fantastic.hangs>

Material Information

- EPC Rating: C
- Tenure: Leasehold
- 125 Year Lease from October 1988 (87 years remaining)
- Service Charge: £200 per quarter
- Ground Rent: £10 per annum
- Buildings Insurance: £29 per quarter
- Freeholder: Exeter City Council
- Council Tax Band: A - Exeter City Council
- Utilities: All Mains Services
- Parking: Permit Parking - Can be applied through Devon County Council.
- We have been informed by the current owner that the decommissioned heating system contains traces of brown, white and blue asbestos. The system has been sealed and appropriately managed by Exeter City Council.



GROUND FLOOR



Property Fact Sheet Ref:

CSD264826.02 (03.09.26) LR

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IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.