



Clifton Hill
Exeter, Devon, EX1 2EL
Offers Over £300,000





Description

This very spacious 3-bedroomed apartment forms part of this attractive Grade II listed period house. Conveniently located on the edge of Belmont Park and just a short walk to Exeter City centre.

The property has its own private entrance to the rear of the building as well as an enclosed private garden and parking space.

Representing superb value. NO CHAIN.

This self-contained apartment is accessed to the rear of the building & benefits from a private entrance.

The accommodation comprises generous hallway with built in cupboard & large cloaks/boiler cupboard.

The main living room is a very large open plan space & has UPVC double glazed French double doors opening onto an enclosed private area of garden. To the rear of the living room is a raised kitchen area fitted with a range of light wood effect units with various integrated appliances. There is a separate utility area.

To the front of the building are 2 good sized double bedrooms with the principle bedroom having a full height range of built in mirror fronted wardrobes, en suite shower room & access onto a narrow paved area. There is a further bathroom & 3rd bedroom which would create an ideal study.

The apartment benefits from gas central heating with replacement boiler.

There is also a private parking space & further attractive communal garden opposite.

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.

This property is located just around the corner from the large green open space of Belmont Park.





Directions

What3words: ///drill.clouds.shaky

Material Information

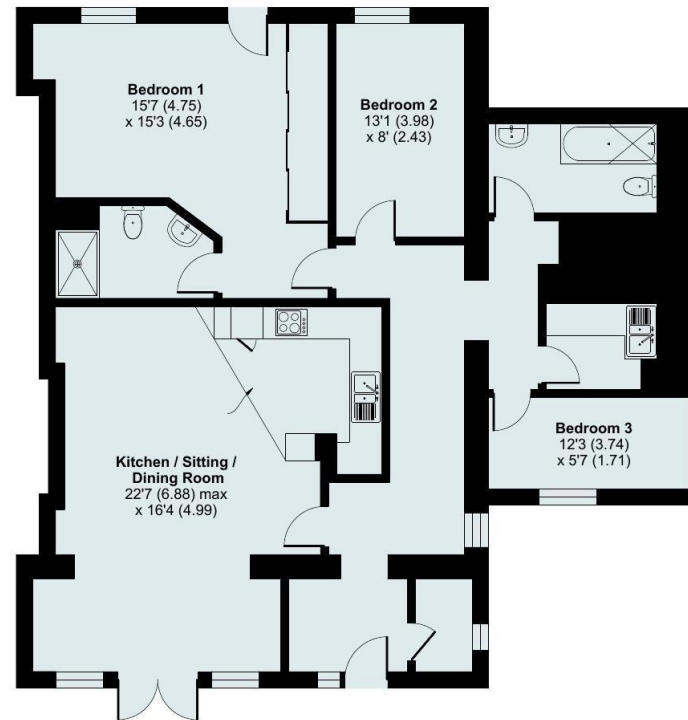
- EPC Rating: D
- Tenure: Leasehold, 999 years from 1st January 2001 (973 years remaining)
- The 10x flats own the Freehold jointly
- Management Fees: £200pcm to include the buildings insurance
- This property forms part of this Grade II Listed building.
- Management Company: Smart
- Council Tax Band: D - Exeter City Council
- Flood Risk: Very Low Risk (Rivers & Seas) & High Risk (Surface Water)
- Utilities: All Mains Services
- Heating: Gas Central Heating.
- Parking: The property has a private allocated parking space behind.
- **Agents Note:** In accordance with the Estate Agency Act of 1979, we hereby inform prospective purchasers that the above property is owned by a relative of a member of staff at Bradleys Estate Agents.



Clifton Court Clifton Hill, Exeter, Devon, EX1

Approximate Area = 1239 sq ft / 115.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nitchecom 2026. Produced for Bradleys. REF: 1514149



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