



Raleigh Road, Exeter, EX1 1TQ

£165,000

Situated on the highly desirable Raleigh Road, this charming second-floor flat combines character with modern comfort, making it an ideal choice for those looking for a stylish urban living experience.

Winkworth

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Tiverton: 01884 675 675
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DESCRIPTION:

Welcome to this delightful second floor flat, situated in the heart of Exeter. Offering a blend of comfort and convenience, this home provides easy access to the vibrant city centre.

As you step inside, you'll be greeted by a bright and airy living space, designed to provide a cozy yet open atmosphere. The well-proportioned rooms are tastefully decorated, with large windows that invite plenty of natural light, creating a warm and welcoming environment.

The spacious sitting room is inviting and well-lit, creating an ideal space for relaxation and entertainment. The kitchen is functional and well-equipped, with ample storage and workspace.

The bedroom is spacious and tranquil, offering a peaceful retreat for rest and relaxation. The shower room is well-maintained, featuring a shower. Additionally, the property includes a generous storage cupboard for your convenience.

While this property does not come with dedicated parking, its central location ensures you're just a short walk from public transport links, shops, cafes, and all the amenities Exeter has to offer. The convenience of city living more than compensates for the lack of parking.

Ideal for first-time buyers, downsizers, or investors, this flat presents a fantastic opportunity to own a piece of Exeter's thriving property market. Don't miss out on the chance to make this charming flat your new home.

Services: Mains electric, water and gas.

Broadband: Ultrafast Full Fibre Broadband Within This Postcode, (checked on Openreach 15.08) Fibre to the Cabinet,

Mobile Signal: You are likely to get good coverage (checked on Ofcom 15.08)

Tenure: Leasehold

Council Tax Band - A

Directions: -

what3words: - ///hunt.paused.wool



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Approximate Area = 1708 sq ft / 158.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Winkworth. REF: 1164817



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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