



Raleigh Road, Exeter, EX1 1TQ

£180,000

Nestled on the sought-after Raleigh Road, this charming ground-floor flat offers a blend of character and modern comfort, with its own private garden.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Welcome to this delightful ground-floor flat, situated in the heart of Exeter. Offering a blend of comfort and convenience, with easy access to the centre of Exeter.

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

The highlight of this flat is undoubtedly the private garden. Whether you're a gardening enthusiast, enjoy outdoor dining, or simply love to relax in your own secluded space, this garden offers a perfect sanctuary.

The kitchen is functional and well-equipped, with ample storage and workspace. The adjoining dining area offers a comfortable space for meals with friends and family.

The spacious living room is enhanced by a bay window, flooding the room with natural light.

The bedroom is spacious providing a peaceful retreat for rest and relaxation. The bathroom is well-maintained, offering both a bathtub and a shower. The property is also fitted with two spacious storage cupboards.

While this property does not come with dedicated parking, its central location means you're just a short walk from public transport links, shops, cafes, and all the amenities

Exeter has to offer. The lack of parking is offset by the convenience of city living and the enjoyment of your own private outdoor space.

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 B

Directions: -

what3words: - ///hunt.paused.wool



AT A GLANCE:

- Ground Floor Flat
- Private Garden
- Close to the City Centre
- No Onward Chain
- Kitchen
- Large Bedroom
- Bathroom

PROPERTY INFORMATION:

- Leasehold
- Council tax Band: B
- Mains electric, gas, water and drainage.



Raleigh Road, Exeter, EX1

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	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	73
E (39-54)	64
F (21-38)	
G (1-20)	
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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