



Haldon Road, Exeter, EX4 4DZ

£265,000

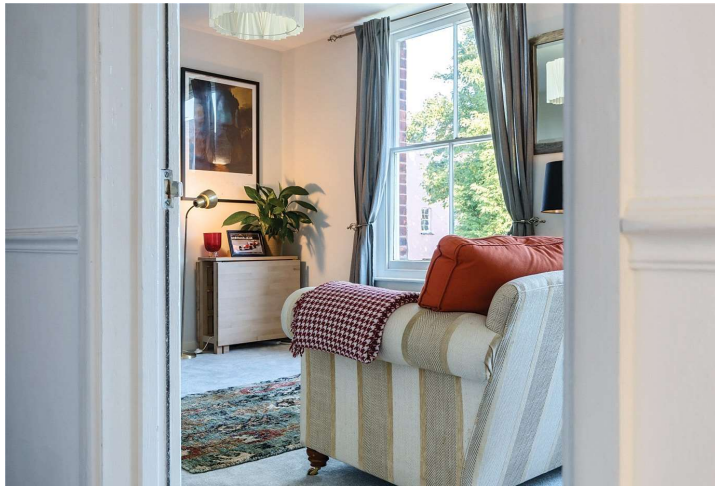
Flat 3, St Wilfreds Court, is a spacious Georgian two-bedroom apartment situated in the heart of Exeter with parking. Offering modern living in a convenient location, this well-maintained property is perfect for first-time buyers, professionals, or investors.

Winkworth

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Description

The apartment benefits from light-filled rooms, a contemporary kitchen, and close proximity to the city's amenities, this apartment presents an excellent opportunity for those seeking a stylish and low-maintenance home in one of Exeter's prime residential areas.

The Property:

The Accommodation comprises...

Communal entrance with stairs rising to...

Stairs up....

Entrance Hall: Welcoming entrance hall with built-in storage cupboards, providing space for coats, shoes, and additional items.

Living Room: Spacious living room with large windows allowing for natural light to flood in, creating a bright and inviting space for relaxation or entertaining guests, feature fireplace, two radiators, newly fitted carpets.

Kitchen: Modern kitchen with integrated appliances, including an electric oven, gas hob, with extractor above, under counter fridge and freezer, and dishwasher, tiled splashbacks. Ample storage and worktop space make this kitchen both practical and stylish. Windows with pleasant views over the neighbourhood.

Bedroom One: Large double bedroom, offering a peaceful retreat at the end of the day. Two built in wardrobes with hanging space, space for additional furnishings, radiator.

Bedroom Two: Home office, or children's room, built in wardrobe with cupboard above, radiator.

Bathroom: Contemporary bathroom featuring a bath with overhead mains shower, pedestal wash hand basin, complemented by modern tiling, radiator.

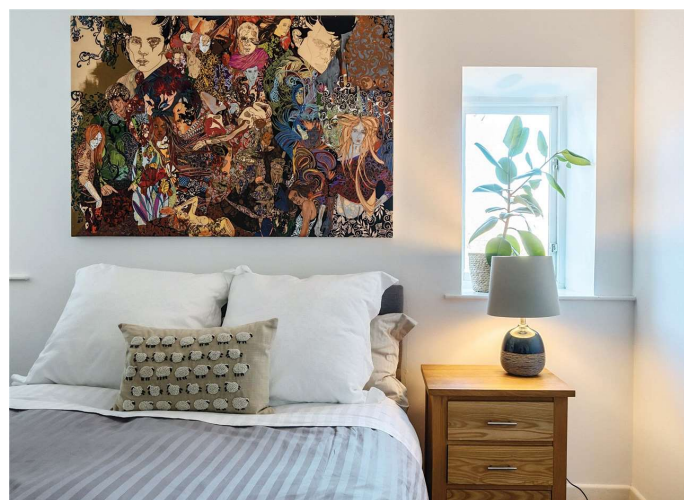
Separate WC: Low level WC.

Outside:

Parking: Allocated parking is available for residents, with additional visitor parking nearby.

Location::

St Wilfreds Court is perfectly positioned for easy access to Exeter's vibrant city centre, as well as the picturesque Exeter Quayside and historic landmarks. The property is also a short walk from St David's Station, offering excellent transport links for those commuting further afield. With local shops, restaurants, and cafes just moments away, this property provides the ideal balance of convenience and tranquillity.



At a glance....

Wonderful Two Bedroom First Floor Apartment
Spacious Living/Dining Area
Modern Kitchen
Stylish Bathroom
Prime Location
Located within Walking Distance of Exeter City Centre
Close to St David's Station, and the University
Ideal Investment
****NO CHAIN****

PROPERTY INFORMATION:

Share of Freehold
Council Tax Band: A
Mains Electric, Gas, Water and Drainage
Allocated off Street Parking

Internet: Ultrafast broadband is available (checked on Openreach) with ADSL copper broadband.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

Share of Freehold

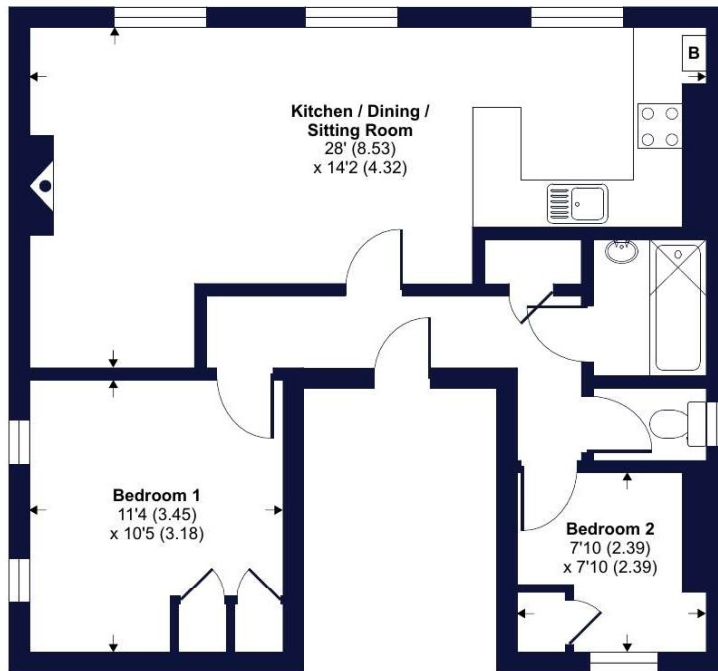
Lease 14/03/2008 - 999 years.

Service Charge £100 pcm

Haldon Road, EX4

Approximate Area = 613 sq ft / 56.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Winkworth. REF: 1194897



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	80
(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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