

SOUTHGATE

ESTATES

Flat 4, 16, St Davids Hill, Exeter,  
Devon, EX4 3RQ  
£175,000



## One Double Bedroom, Beautifully Presented, No Onward Chain, First Floor Flat, Central Location, Ideal Investment or First Home

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A beautifully presented first floor flat located in a highly central location, close to Exeter's High Street. The flat has been recently refurbished and is complemented by wood panelled walls, Victorian-style radiators and many other attractive details. The accommodation briefly consists of an entrance hallway, a generous open-plan living space, a double bedroom and an en suite shower room.

The excellent location offers a good number of nearby amenities, and benefits from all of the popular high street shops, cafes and restaurants just a short distance from the flat. There are also various GP surgeries, places of worship and good public transport links, with bus routes and central train station close-by.



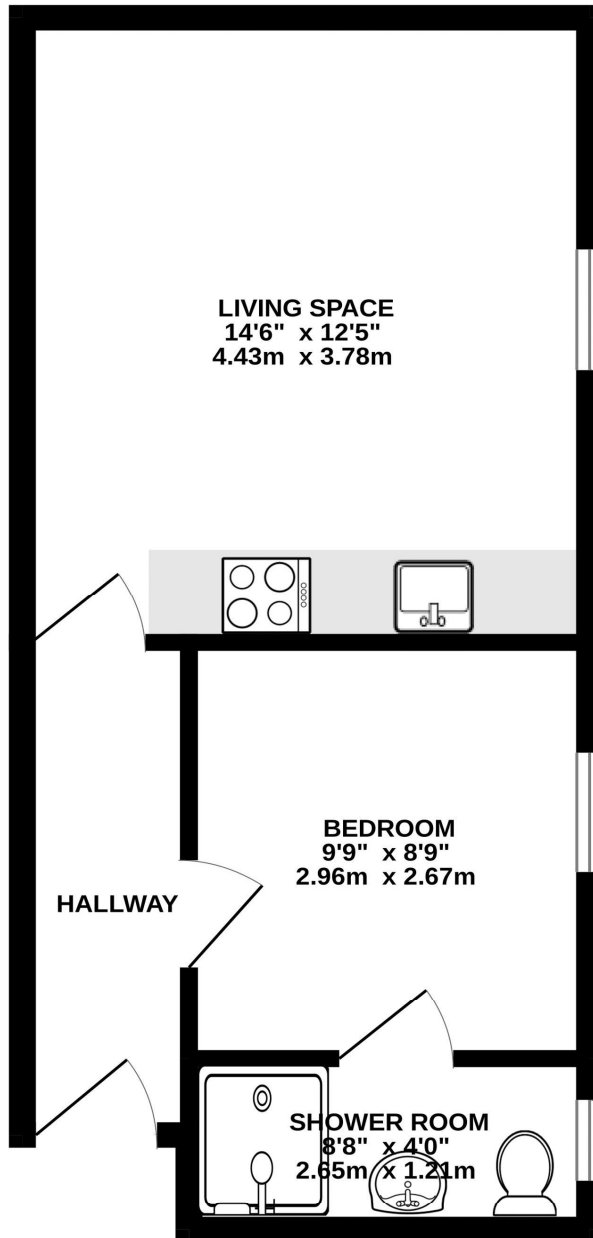
**Accommodation** A door opens to the flat's entrance hallway, which provides access to the living space and bedroom, along with a telephone intercom system.

The well-proportioned living space is complemented by stylish wood-panelling, with a window to the side aspect enjoying a pleasant outlook, and a Victorian-style radiator. The kitchen area contains a range of modern wall and base units with fitted worktops, a matching backsplash and a brass-coloured sink with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, a fridge and a dishwasher.

The bedroom also features attractive wood-panelling, a window to the side aspect and a Victorian-style radiator. A door leads into the modern en suite shower room which comprises a full-width shower cubicle with a rainfall shower head and additional shower head over, as well as a close-coupled WC and a wash basin with a mixer tap over and vanity unit below. A window faces the side aspect, and there is also a heated towel rail, a fitted mirror and an extractor fan.

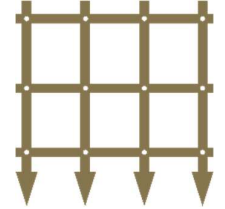
**Property Information** Tenure: Leasehold . We understand that the lease length is 999 years from 2014, maintenance charges are currently £25 per month, but increasing to £75 per month shortly. Council tax band: A.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		



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