



SOUTHGATE

ESTATES



£145,000

FLAT 1, 46 BLACKBOY ROAD, CENTRAL EXETER, DEVON, EX4 6SZ

FIRST FLOOR FLAT. NO ONWARD CHAIN. SEPARATE LOUNGE & KITCHEN DINER.
ROOF TERRACE. IDEAL INVESTMENT OR FIRST TIME BUY. CENTRAL LOCATION.



46 BLACKBOY ROAD, EXETER

A 1 bedroom, first floor flat located within walking distance of the city centre, as well as a doctors' surgery, local shops and nearby pubs and restaurants. There is also easy access to Waitrose, Ladysmith School, the RD&E Hospital, Exeter University and the Met Office. Mount Pleasant is well served by bus routes and Polsloe Bridge Railway Station.

Flat 1 is accessed through a communal entrance and includes a kitchen diner, lounge, bedroom, bathroom, rear lobby and a roof terrace.

The property is an ideal investment purchase or first time buy. Further viewing is advised.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE

The front door opens to a communal hallway, with stairs to the first floor flat.

KITCHEN DINER

12' 10" x 10' 3" (3.92m x 3.12m)

A private front door opens to the kitchen. This pleasant room incorporates a range of matching wall and base units, roll-edge worktops, tiled splashback and a stainless steel 1.5 bowl sink with mixer tap over and drainer. Spaces are available for a fridge, washing machine and a dining table and chairs. There is also an integrated oven with a gas hob and extractor above, a radiator, the gas combination boiler and LED spotlighting. uPVC double glazed windows face both the side and rear aspects. Doors lead to the lounge and rear lobby.





LOUNGE

13' 5" x 10' 0" (4.10m x 3.05m) max

A good-size reception room containing a radiator, uPVC double glazed window to the front aspect, LED spotlighting and laminate flooring.

BEDROOM

13' 1" x 8' 7" (3.99m x 2.61m) max

A double bedroom equipped with a radiator, uPVC double glazed window to the front aspect, LED spotlighting and laminate flooring.

REAR LOBBY

Allowing access to the bathroom and roof terrace, this room is also ideal for storing shoes and coats.

BATHROOM

10' 7" x 6' 7" (3.22m x 2.01m)

Comprising a low level WC, pedestal wash hand basin with tiled splashback, a bath with a shower area, screen and tiles, extractor, radiator and an obscure uPVC double glazing window to the rear aspect.

ROOF TERRACE

A pleasant outside area with space for hanging washing and for garden furniture.

TENURE: LEASEHOLD

Ground rent of £10 pa TBC



