



Flat 3, 79 Blackboy Road

Exeter, EX4 6TB

An exciting opportunity to acquire this modernised and stylish first floor apartment with 2 double bedrooms, large open-plan kitchen/living room and a shower room. The property comes with some attractive features including the home comforts of gas central heating & uPVC double glazing, laminate flooring and a well appointed kitchen with a movable island unit.

The property has its own private parking space and is situated in a very convenient location close to the city centre and walking distance of the hospitals and Exeter University. St Luke's Campus is located on the east side of the city centre and Streatham Campus across the city to the north-west.

The property benefits from a 999yr lease which started in 1983. There is no management company and no service charge. The flat owners willingly cooperate for the common purpose of maintaining the property and contribute to any repairs when necessary. Only very recently the communal hall and stairs have been redecorated and re-carpeted from top to bottom and scaffolding erected for a completely new roof which should be completed soon.

Strong interest anticipated and early viewings recommended.

Guide Price £210,000

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- PRICED TO SELL - MOTIVATED SELLER!
- Perfect First Home/Investment Property
- Large Open-Plan Kitchen/Living Room
- PRIVATE PARKING SPACE (behind building)
- NO ONWARD CHAIN
- Close Proximity to City Centre, Hospitals & University
- 2 Double Bedrooms, Shower Room
- STRIKING FIRST FLOOR APARTMENT
- Communal Entrance Hall & Stairs
- Gas Central Heating & uPVC Double Glazing

Communal Entrance Hall

Communal Stairs/Landing

On the First Floor

Landing

Flat 3

Kitchen/Living Room

20'9" x 13'6" (6.33 x 4.13)

Bedroom 1

12'2" x 8'3" (3.73 x 2.54)

Bedroom 2

8'6" x 8'1" (2.61 x 2.48)

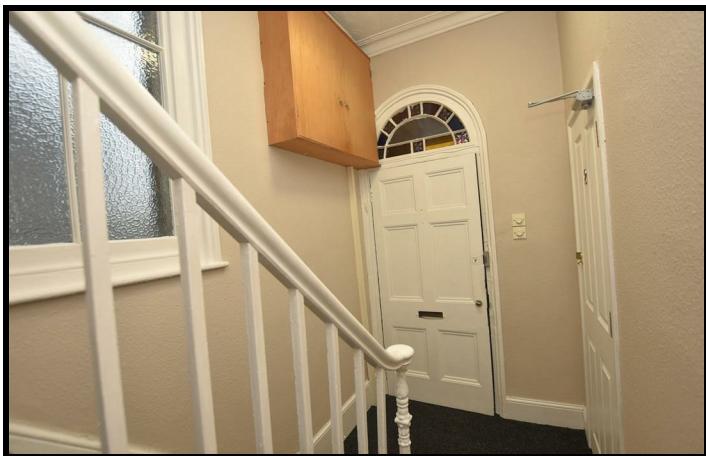
Shower Room

6'5" x 3'7" (1.98 x 1.11)

Private Parking Space



Directions



Floor Plan



Total area: approx. 44.4 sq. metres (477.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
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