

28 Montpellier Court, St. Davids Hill, Exeter, EX4 4DP



A deceptively spacious second floor apartment with stunning views over Exeter and the countryside beyond. Situated in a sought after, residential, over-60s block in the heart of Exeter city centre. The accommodation comprises of Entrance Hall, Lounge, Kitchen, Bedroom 1, Shower Room and large storage cupboard. Property also benefits from communal areas and no onward chain.

Offers in the Region of £85,000 Leasehold DCX01954

28 Montpellier Court, St. Davids Hill, Exeter, EX4 4DP

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



Kitchen 7' 8" x 7' 2" (2.325m x 2.175m)

Front aspect uPVC double glazed window with views over Exeter and countryside beyond. Fitted range of high and base level units with stainless steel sink and single drainer. Rolled edge work surfaces. Part-tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Coved ceiling.



THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via front door. Doors to Lounge, Bedroom, Shower Room. Coved ceiling. Airing cupboard with water tank and slatted shelving and further storage.

Lounge 19' 8" x 10' 8" (5.987m x 3.247m)

Front aspect uPVC double glazed window. uPVC double glazed door to Juliette balcony with stunning views over Exeter and countryside beyond. TV point. Telephone point. Electric night storage heater. Coved ceiling. Part glazed double doors leading to kitchen.



Bedroom 13' 6" x 9' 0" (4.118m x 2.750m)

Front aspect uPVC double glazed window with views over Exeter and countryside beyond. Built in double wardrobe with hanging space and shelving. Electric night storage heater.



Shower Room

3 piece suite comprising of fully enclosed shower cubicle, low level WC, wash hand basin with storage below. Fully tiled walls. Extractor fan. Wall mounted heater. Heated towel rail.



Communal Lounge

Large communal area for socialising.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

