



Robert Williams

SALES | LETTINGS | AUCTIONS

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£200,000
Freehold

Medley Court
Exeter
Devon
EX4 2QN

Medley Court, Exwick, Exeter

An excellent opportunity for first time buyers or investors alike to purchase a modern, low maintenance 2 bedroom terraced home in a quiet location, yet convenient for the city centre.

NO ONWARD CHAIN

The situation...

Medley Court is a small development of town houses and apartments built in the mid 2000s located off Kinnerton way, just over a mile from the city centre, University and St Davids mainline railway station. All in all, this is a comfortable and appealing home, located off a quiet residential square within convenient reach of city amenities and within a few yards of a local convenience store.



Key Points

Local Authority: Exeter City Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains gas, electric and water

EPC Rating: C

- 2 bed home
- Popular location
- Allocated parking space
- Rear Garden
- Ideal first home
- Good investment property

The Property...

The property is an attractive 2 bed mid terrace, in which the family have enjoyed living in over the past few years but having a now larger family have outgrown the space. The ground floor provides a well fitted kitchen, useful W.C and spacious living room with direct access to the secluded rear garden. 2 bedrooms and a bathroom are provided on the first floor. There is gas fired central heating and uPVC double glazing. Of particular note is the excellent amount of built-in storage space with wardrobe cupboards in the principal bedrooms. Off road parking is directly outside the house. From the living room are steps leading to the rear garden that has access to the front of the property.



Time to find out more...

Call: 01392 204800
 Web: www.robertwilliams.co.uk
 Visit: 2 Southernhay West, Exeter, EX1 2RR

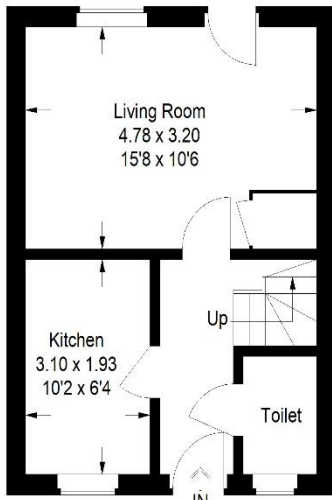
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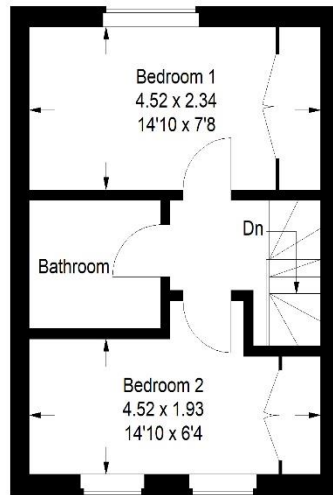
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Approximate Gross Internal Area
 59 sq m / 635 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID 763905)



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive			