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Ernsborough Court, Fairpark Road, EX2 4HL

OIEO £200,000

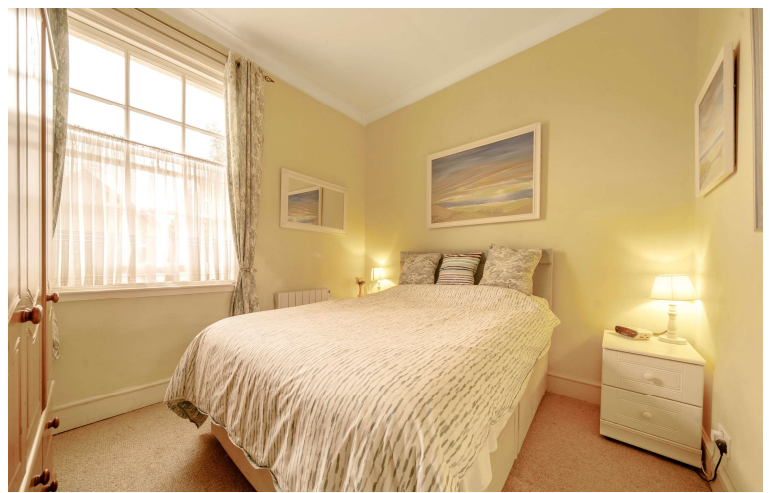
A well presented and beautifully proportioned first floor apartment within this stunning Grade II listed building.

**Winkworth**

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## Description....

The property comprises of a hallway, sitting room, kitchen, bedroom, shower room and separate WC. The property has the added benefit of an allocated parking space, visitors parking and the use of the attractive communal gardens and useful bike storage.

Communal Entrance Hall.

Stairs rising to the first floor. Door to....

Entrance Lobby:

Security entry phone system. Built in storage cupboard with fitted shelving and hanging rail. Airing cupboard with water cylinder and shelving.

Inner Hallway:

Hatch to loft space. Modern wall mounted electric heater. Doors to....

Sitting Room: A good sized room, UPVC double glazed window with aspect to the side. Coved ceiling. Two wall lights. Modern wall mounted electric heater.

Bedroom: A double bedroom with sash window to the front aspect. Coved ceiling. Modern wall mounted electric heater. Bespoke fitted double glazed window.

Kitchen: Fitted with a range of modern matching shaker style wall mounted and base units. Granite effect roll edge vinyl worktops with tiled splash backs. Stainless steel

sink unit with mixer tap over. Space and plumbing for washing machine. Further kitchen appliance space. Integrated four ring electric hob in stainless steel with extractor hood over and electric oven. Under unit lighting. Coved ceiling. Wood laminate flooring. Bespoke fitted double glazed sash window with aspect to the front.

Shower Room: A modern white suite comprising wash basin with cupboard under, mixer tap over and pop up waste. Tiled and glazed shower cubicle with fitted electric shower. Shaver point. Wall light. Heated chrome towel rail. Coved ceiling. Extractor fan. Obscure glazed sash window. Wood laminate flooring. Bespoke fitted obscure double glazed window.

Separate WC: Fitted with a low level WC. Coved ceiling. Dado rail. Obscure glazed sash window. Wood laminate flooring. Bespoke fitted double glazed window.

## Outside:

Communal Balcony and Gardens: The apartment benefits from access to a balcony area, perfect for a morning coffee. Well-kept communal gardens, offering a peaceful retreat for residents to enjoy outdoor relaxation.

Allocated Parking: The property includes one allocated parking space and visitors parking, a highly valued feature in this central location aswell as a communal bike store.



## At a glance....

- One Double bedroom
- Modern kitchen
- Shower room
- Private parking
- Great Location
- Short Walk to Magdalen Street
- On the Edge of the City centre
- Bike Storage
- Allocated Parking Space
- Visitors Parking
- Peaceful Location
- Communal Gardens

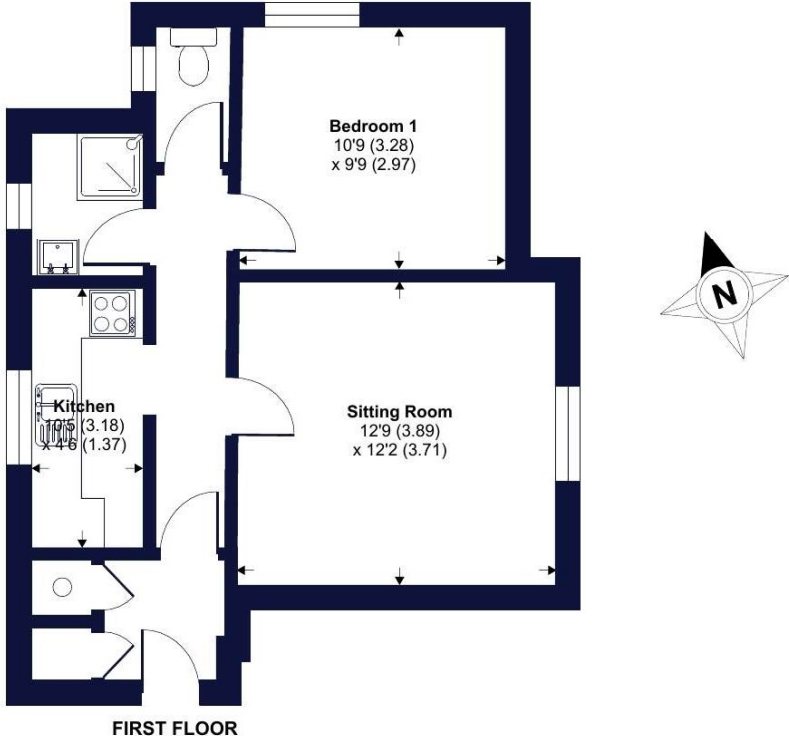
## PROPERTY INFORMATION:

- Leasehold
- Council Tax Band: A
- Mains Electric, Water and Drainage
- Leasehold Term : 999 years from 01/04/2008
- Phone: Full Coverage
- Internet: Ultrafast full fibre broadband up to 1800mbps available. Fibre to the premise.

# Ernsborough Court, Fairpark Road, Exeter, EX2

Approximate Area = 452 sq ft / 42 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1203129



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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