



FLAT 1, 8 HALDON ROAD EX4 4DZ

Winkworth



This attractive one bedroom, period ground floor apartment is full of character and charm and located within a few minutes walk of Exeter City Centre. With many original features including high ceilings, original coving and wooden flooring and large original period bay fronted window in the open plan living area. The property would benefit from modernisation, perfect for first time buyers or investors.

At a glance...

- City Centre Apartment
- Spacious Open Plan Living Room with Large Original Bay Window
- Separate Kitchen with Built in Appliances
- Bedroom with En Suite
- Original Period Features
- Perfect First Home or Investment
- Share of Freehold
- Residents Permit Parking
- Quiet Location

UTILITIES

- All Mains Services Connected

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This one-bedroom ground floor flat offers bright and spacious accommodation, with original period features including original coving, picture rails, high ceilings, original sash windows and original wooden flooring. There are bespoke bookshelves in the alcoves of the large living room.

The kitchen would benefit from modernisation, currently fitted with base and wall units with some built-in appliances.

The large bright bedroom has original coving and wooden floorings, a large window and fire door and a useful hanging rail in the alcove. There is direct access to the bathroom which is part tiled and fitted with an electric shower over the bath, white porcelain sink and WC.

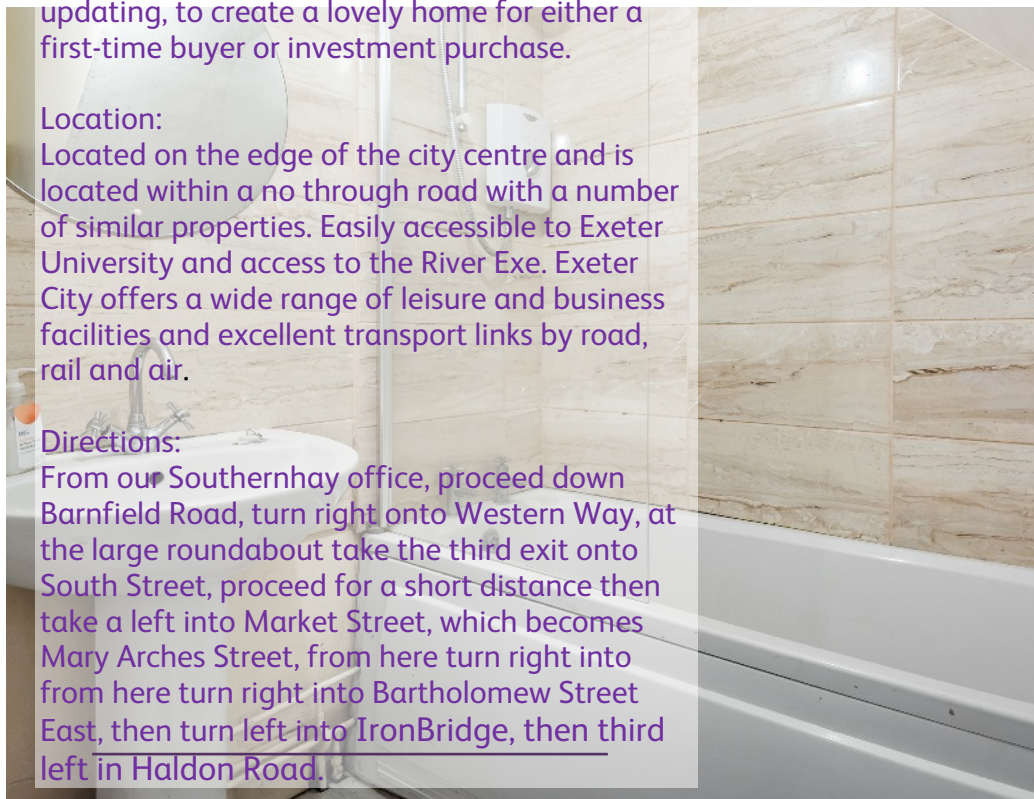
Situated within easy reach to the city centre, The property would benefit from some updating, to create a lovely home for either a first-time buyer or investment purchase.

Location:

Located on the edge of the city centre and is located within a no through road with a number of similar properties. Easily accessible to Exeter University and access to the River Exe. Exeter City offers a wide range of leisure and business facilities and excellent transport links by road, rail and air.

Directions:

From our Southernhay office, proceed down Barnfield Road, turn right onto Western Way, at the large roundabout take the third exit onto South Street, proceed for a short distance then take a left into Market Street, which becomes Mary Arches Street, from here turn right into from here turn right into Bartholomew Street East, then turn left into IronBridge, then third left in Haldon Road.



Haldon Road, Exeter, EX4

Approximate Area = 339 sq ft / 31 sq m

For identification only - Not to scale



GROUND FLOOR

Exeter office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



See things differently.