



FRANCIS LOUIS
Residential



Fountain Court, Exeter, EX4 4FX

Price Guide £285,000



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- Excellent city centre location
- Open plan light and bright living area
- Two bathrooms
- Secured underground parking
- Two double bedrooms
- No onward chain

An opportunity to acquire a wonderful first floor apartment in a quiet location within easy reach of the city centre. The apartment is part of a prestigious conversion of a Grade II Listed former school building, dating from 1861.

The accommodation offers a spacious interior, with the southerly aspect providing an exceptionally light and bright environment. You will find two double bedrooms, the master having an en-suite shower room, a further bathroom and a spacious open plan kitchen/living area. This property would be perfect for city living, and also has the benefit of underground secure parking.



Situation

Mount Dinham is conveniently positioned close to the city centre with its wide range of shopping and leisure facilities. Exeter College and the University of Exeter are nearby, whilst St David's Railway Station is within easy reach and offers direct links to London Paddington and London Waterloo.

Entrance hallway

Spacious entrance hallway with a good size utility cupboard which offers space for the washing machine and tumble dryer. There is also two further cupboards one of which is currently being used as a place for coats and shoes. The hallway has two radiator, wood effect flooring and doors leading to,

Kitchen/living space

21'9" x 21'1" (6.64 x 6.43)

Modern fitted kitchen with range of base, wall and drawer units in a clean grey finish. Marble effect worktop with tiled surround and inset composite sink. Integral electric single oven and induction hob with extractor hood over.

Bedroom 1

9'7" x 12'10" (2.93 x 3.93)

Good sized master bedroom with double glazed window to rear aspect. Radiator and carpet flooring. Door leading to the en-suite.





En-suite 4'9" x 7'5" (1.47 x 2.28)
Modern fitted fully tiled shower room with a white suite comprising of a shower cubicle, low level WC and pedestal wash hand basin. There is also a radiator, an extractor fan and vinyl flooring.

Bedroom 2 8'6" x 13'11" (2.6 x 4.26)
Another large double bedroom with double glazed window to front aspect, carpet flooring and a radiator.

Bathroom 7'6" x 7'0" (2.3 x 2.15)
White suite comprising of a panel bath with shower over, low level WC and pedestal wash hand basin. Radiator, vinyl flooring and extractor fan.

Outside and Parking
Shared use of beautifully maintained communal grounds with extensive lawned areas looking on to the historic alms houses and the impressive St Michaels Church. There are visitor parking spaces to the front of the property and a private allocated parking space in the secure underground car park for the property.

Lease
The vendor advises that the property has the benefit of a 199 year Lease from 2008. We understand that the current service charge is circa £2000 per annum and the ground rent is circa £197 per annum.

Agent Notes

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Floor Plans



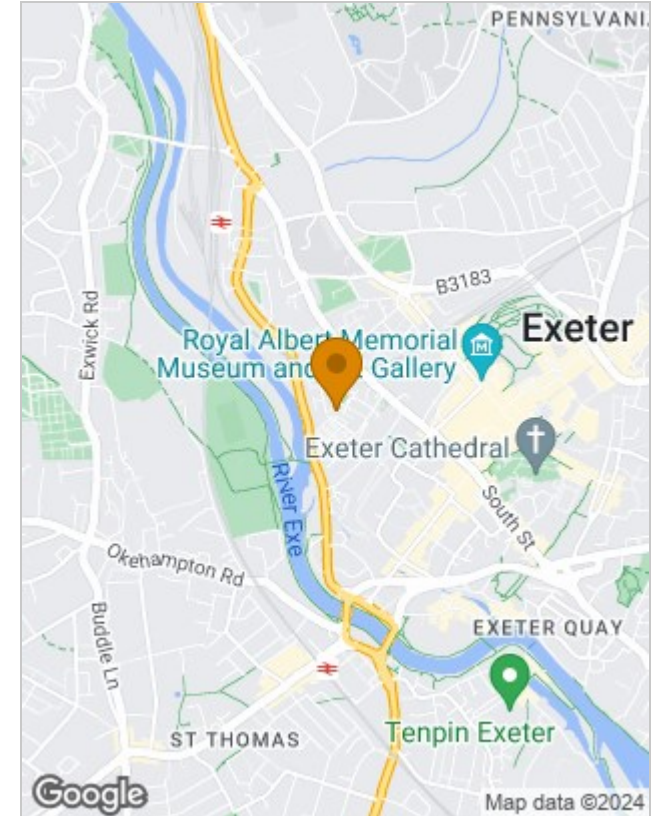
Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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Francis Louis House Belmont Road, Devon, EX1 2HF
 Tel: 01392 243077 Email: info@francislouis.co.uk <https://www.francislouis.co.uk>

Location Map



Energy Performance Graph

