



Chichester House, Coates Road, Exeter EX2 5RP
£175,000

2 bedroom flat for sale | Leasehold **INACTIVE**

* GROUND FLOOR FLAT * TWO BEDROOMS * MODERN KITCHEN *OPEN PLAN LOUNGE / DINING ROOM * SHARED CAR PARK * CLOSE PROXIMITY TO THE RD&E

- Ground Floor Flat
 - Two Double Bedrooms
 - Modern Kitchen
 - Open Plan Living/Dining Room
- Shared Communal Car Park
 - Great First Time Buy or Investment Property
 - Close Proximity To RD&E Hospital, Schools & Local Amenities

Located in a convenient and well-connected area of Exeter, Chichester House is a well-presented ground floor flat offering comfortable and modern living with excellent access to local amenities and transport links. This spacious property features two double bedrooms, making it ideal for first-time buyers, professionals, or those looking for a smart investment opportunity.

Inside, the flat boasts a modern fitted kitchen and a bright open-plan lounge/dining room, providing a sociable living space that's perfect for relaxing or entertaining. Both bedrooms are generously sized doubles, and the property benefits from neutral décor throughout, ready for immediate occupation. Residents also enjoy use of a communal car park, offering convenient parking right outside.

The location is a real standout feature – just a short distance from the Royal Devon & Exeter Hospital (RD&E), making it ideal for NHS workers or those wanting quick access to healthcare facilities. Nearby, you'll also find a good selection of primary and secondary schools, local shops, and green spaces.

Transport connections are excellent, with easy access to Exeter city centre, Heavitree, and major routes including the M5 and A30. Exeter’s central railway stations and regular bus services further enhance connectivity for commuters.

This is a fantastic opportunity to own a well-located home in a popular part of Exeter. Early viewing is highly recommended.

The Lease Term of 199 years was granted on 1st January 1959.

Council Tax Band: B
Tenure: Leasehold (132 years)
Service Charge: £1,198.8 per year
The current charge is £99.90 per month which includes £6.00 for the Ground Rent
Parking options: Off Street

Living / Dining Room
17’0” (5.18m) x 12’0” (3.66m)

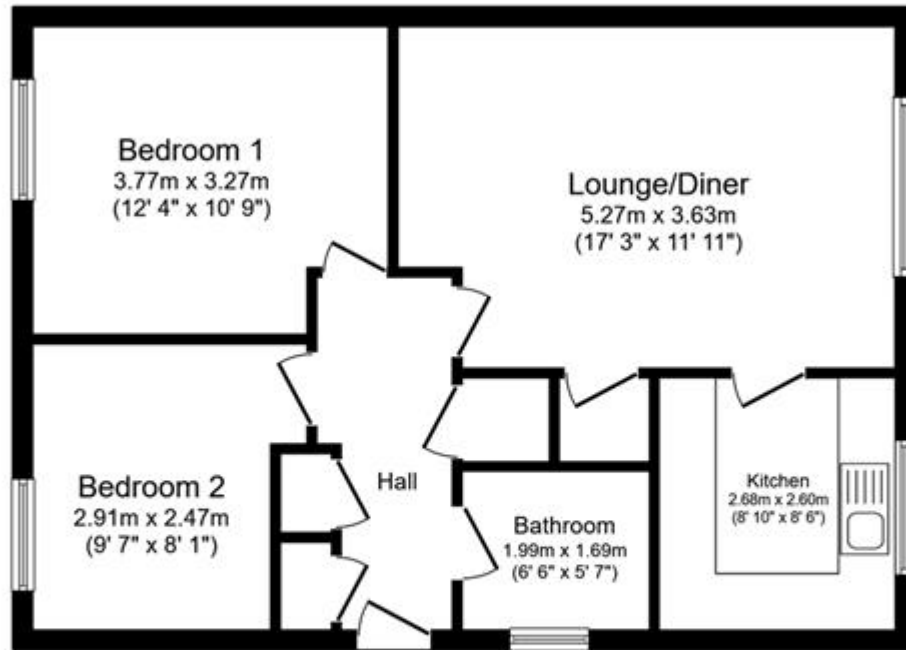
Kitchen
8’10” (2.69m) x 8’6” (2.59m)

Bedroom 1
12’4” (3.76m) x 10’8” (3.25m)

Bedroom 2
9’10” (3.0m) x 8’2” (2.49m)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Floor Plan
Floor area 58.6 sq.m. (631 sq.ft.)

Total floor area: 58.6 sq.m. (631 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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