



Redvers Court  
9-10 Bystock Terrace  
Exeter  
EX4 4HY

Guide Price  
£150,000

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## In brief...

- WELL PRESENTED MODERN TOP FLOOR FLAT
- FANTASTIC CITY CENTRE LOCATION
- OPEN PLAN LIVING ROOM AND KITCHEN
- ONE DOUBLE BEDROOM
- SHOWER ROOM
- LIGHT AND OPEN ACCOMMODATION
- GRADE II LISTED BUILDING
- NO ONWARD CHAIN
- COUNCIL TAX BAND 'A'    EPC = E
- SHARE OF FREEHOLD
- REF: DWE07474





## In more detail....

Redvers Court is an attractive Grade II Listed building in the heart of Exeter, close to city centre and everything it has to offer. The building consists of 10 flats and all of the owners own an equal share of the freehold. The property is located on the third floor and offers a light, open plan living/kitchen room, bedroom and shower room. The overall condition of the property is excellent and offers buyers the opportunity to acquire a city centre flat they can move straight into or potentially rent out with little or no work to do beforehand. The property has been a successful investment for a number of years and currently achieves £625 per calendar month. This property is being sold with vacant possession, no onward chain and represents a fine opportunity to acquire a first time home or investment in the heart of the city. Viewing is highly recommended.



## Directions:

If walking from the centre, walk along Queen Street until you reach the Clock Tower roundabout where you need to turn left and walk along Queens Terrace and Redvers Court is then facing you at the end of Bystock Terrace.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Accommodation:

**Communal stairs to Third Floor:**

**Door to:**

**Sitting Room:**

12' 11" max. into door recess x  
11' 6" max. (3.93m x 3.51m) x 10'  
1" (3.07m)

**Kitchen:**

6' 3" x 7' 1" (1.90m x 2.16m)

**Inner Lobby:**

**Shower Room:**

**Bedroom:**

13' 8" x 6' 8" (4.17m x 2.03m)

**Lease Information:**

*Lease - 125 years from 1989*

*Service Charge - £110.00 per month*

*Pets - Must not cause annoyance*

## The location...

Redvers Court is at the end of Bystock Terrace which is located off of Queen Street near the Clock Tower roundabout. The property is within an easy level walk of the city centre including the excellent shopping facilities at Princesshay, Queen Street Dining and the central business district of Southernhay. Exeter College is literally just around the corner whilst the University's main Streatham campus is a little further on. Both mainline stations as well as the bus and coach stations are all within walking distance.



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## More details from...

20 Queen Street  
Exeter  
EX4 3SN

01392 259395

property@whittonandlaing.com  
www.whittonandlaing.com

