



Deceptively spacious ground floor one bedroom flat, perfectly situated for easy walkable access to the city centre, and the lovely Exeter Quay and riverside. This superb property features; entrance hallway with large walk-in storage cupboard, fitted kitchen, large living room, spacious double bedroom and bathroom. The property would make an ideal first home or investment property.

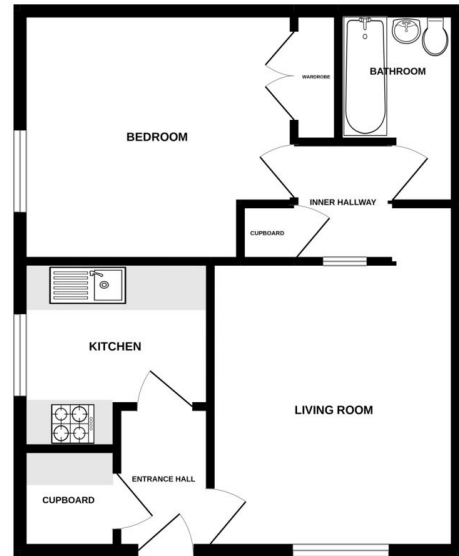
Tabernacle Court  
Exeter £160,000

West of 

# Tabernacle Court Exeter £160,000

Deceptively spacious ground floor flat | Large double bedroom  
 | Fitted kitchen | Spacious living room | Large walk-in storage  
 cupboard | Inner hallway | Bathroom | Gas central heating |  
 Upvc double glazed | Chain Free

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Lettoplan 10/2022

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Part glazed Upvc front door to entrance hallway.

### ENTRANCE HALLWAY

Spacious entrance hallway with tiled floor. Radiator. Door to large walk-in storage cupboard. Doors to kitchen and living room.

### WALK-IN STORAGE CUPBOARD

4' 8" x 3' 7" (1.42m x 1.09m) Useful room with light and power. Fitted worktop. Wall mounted gas boiler.

### KITCHEN

9' 3" x 8' 5" (2.82m x 2.57m) (max) Upvc double glazed window to side aspect. Fitted kitchen in wood effect finish with range of base and wall units. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in gas cooker with extractor hood over. Space and plumbing for washing machine. Tiled floor. Radiator. Further under worktop space for additional appliance.

### LIVING ROOM

15' 7" x 11' 2" (4.75m x 3.4m) (max) Spacious living room with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Feature opening with shelving and lighting. Doorway to inner hallway.

### INNER HALLWAY

Door to airing cupboard. Doors to bedroom and bathroom.

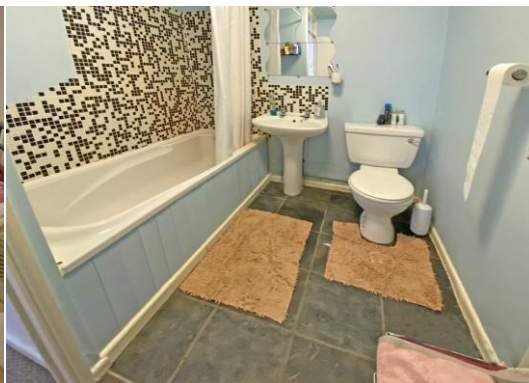
### BEDROOM

11' 9" x 11' 3" (3.58m x 3.43m) (max) Large double bedroom with Upvc double glazed window to side aspect. Radiator. Double doors to wardrobe complete with hanging rail and shelf.

### BATHROOM

8' 8" x 5' 5" (2.64m x 1.65m) (max) White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Tiled floor. Radiator. Extractor fan.

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>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967