



42 Belmont Road, Newtown, Exeter, EX1 2HG
£600 PCM

An attractive second floor flat forming part of this period property situated in this convenient location within walking distance of the city centre. The accommodation comprises, entrance hall, open plan living room with kitchen area and two sash windows overlooking Belmont park. Double bedroom and bathroom. Resident parking scheme in operation.



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Communal Hallway: Stairs rising to the second floor. Half landing with window to the rear. Own front door to

Private Entrance Hall: Security entry phone system. Doors to

Living Room/ Kitchen: 16'3 (4.95m) x 14'2 (4.31m).

Living Room: Two sash windows with aspect to the front overlooking Belmont Park. Wall mounted electric night storage heater.

Kitchen: Fitted with a range of matching wall mounted and base units. Roll edge work tops over and tiled surrounds. Four ring electric hob with hood over and oven under. Single drainer stainless steel sink unit. Washing machine. Fridge.

Bedroom: 11' (3.35m) x 9'9 (2.97m). Sash window to the rear aspect. Wall mounted electric heater.

Bathroom: Fitted with a modern matching three piece white suite comprising low level close coupled WC. Pedestal wash basin. Paneled bath with fitted electric shower unit over. Tiled walls. Extractor fan. Wall mounted electric convector heater. Built in airing cupboard housing water cylinder.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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