



**Mowbray Court
Butts Road
Exeter
Devon
EX2**

Offers In Excess Of £68,000

bettermove 

Butts Road Exeter

Bettermove are proud to present this 2 bedroom retirement flat available.

The property benefits from double glazing, electric central heating throughout and has off street parking available via a car park.

The council tax band is B.

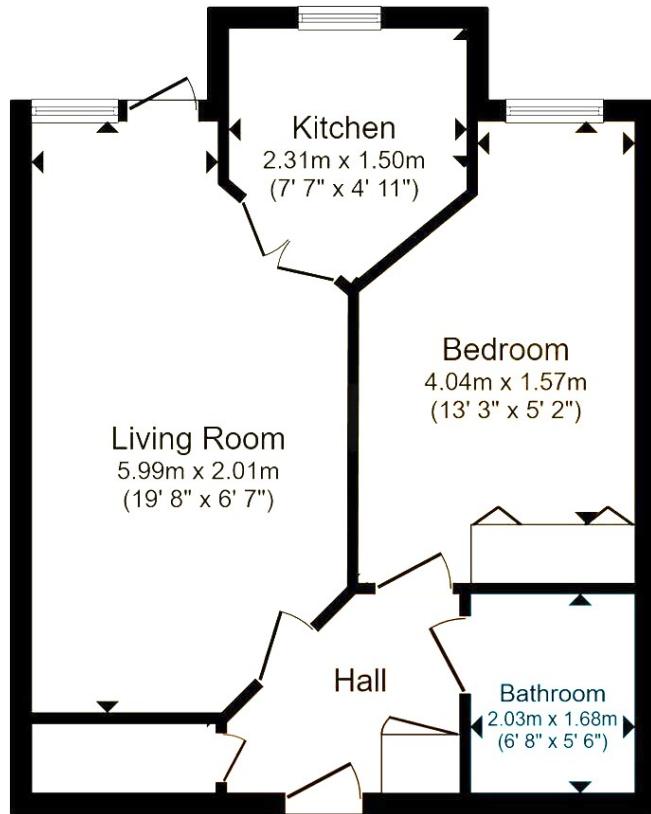
This is a leasehold property with 100 years remaining on the lease; the ground rent is £363 half yearly and the service charge is £1,100 half yearly.

The interior of this beautifully presented property comprises a spacious living room and dining room as well as the fitted kitchen and the 1 bedroom and the family bathroom. The exterior boasts a public rear garden, perfect for enjoying the summer months.

Located in the popular city of Exeter, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Polsloe Bridge Station (1.6 miles), various bus routes and the M5.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total floor area 44.1 m² (475 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk