

1 Baring Flats
Heavitree Road
St Leonards
Exeter
EX1 2NB

Deceptively spacious two bedroom Ground Floor Flat with covered parking and a private garden in a desirable and convenient location

£175,000 Leasehold DFX07511



Accommodation

* Communal Entrance * Hallway * Two Double Bedrooms * Modern Shower Room/Wc * 16' Lounge * Kitchen * Private Secluded Garden * Allocated and Covered Parking * Storeroom *

This is a Ground Floor Flat within this small purpose built block conveniently located close to Waitrose and within walking distance of the City Centre, whilst equally handy for the shops and amenities of Heavitree along with the RD&E Hospital. The flat has Night Storage Heating and a gas boiler for the hot water along with Upvc Double Glazing. There is a modern shower room however the kitchen will require updating. A particular feature is the private South facing rear garden and private covered parking.

GROUND FLOOR

Security entrance door with intercom providing access to:

COMMUNAL HALLWAY: meter cupboard, doorway to rear lobby with useful Storeroom, access to rear garden

HALLWAY: night storage heater, door intercom, telephone socket, wall cupboard,

LOUNGE: 16' 0" x 11' 0" (4.87m x 3.35m) attractive feature fireplace with living flame gas fire, night storage heater, tv socket, telephone point, wall shelving, upvc double glazed door to rear garden

KITCHEN: 9' 2" x 7' 8" (2.79m x 2.34m) fitted with inset single drainer stainless steel sink unit with mixer tap set in roll edged worktops with double, single and two corner base units,

appliance spaces with plumbing for washing machine, tiled surrounds, larder unit, triple and double wall cupboards, Main gas multipoint water heater, window to the side

BEDROOM ONE: 14' 9"max x 11' 0" (4.49m x 3.35m) night storage heater, telephone point, wall mirror, side aspect

BEDROOM TWO: 11' 0" x 8' 0" (3.35m x 2.44m) night storage heater, tv lead, outlook over the rear garden

SHOWER ROOM/WC: half tiled with a modern white suite comprising fully glazed double shower cubicle with mains pressure shower, vanity washbasin with cupboard below, close coupled wc, wall mirror and cupboard, electric towel radiator and separate heater, side window

OUTSIDE

REAR GARDEN: being very private and Southerly facing to provide a real suntrap with attractive paved patio and flower beds with mature shrubs and hedging, side gate to

PARKING SPACE: this is a private and enclosed covered space providing parking for one vehicle

ENERGY EFFICIENCY: Band E (Rating 40)

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