

13 Leypark Crescent  
Whipton  
Exeter  
EX1 3NR

Superbly maintained and spacious First Floor Apartment with own private entrance, lovely private gardens and off road parking

**£160,000 Leasehold** DFX07601



## Accommodation

\* Private Entrance with Hallway \* Landing \* Balcony with views \* Two Double Bedrooms \* Modern Bathroom/Wc \* 16' Lounge \* Kitchen \* Private and Spacious Secluded Gardens \* Off Road Parking \*

A spacious and well modernised First Floor Flat quietly located at the end of a small residential cul de sac whilst enjoying a fine open aspect. It is conveniently located and provides easy access to the supermarket and schools whilst a regular bus route is to hand. The flat has its own private entrance door and benefits from Gas Central Heating and Upvc Double Glazing along with modern kitchen and bathroom facilities, Outside is a surprisingly spacious rear garden along with private off road parking at the front. It comprises

### **GROUND FLOOR**

Upvc double glazed door and side window to:

**HALLWAY:** radiator, useful and spacious store cupboard, stairway to:

### **FIRST FLOOR**

**LANDING:** radiator, telephone socket, coat hooks, store cupboard, access to the insulated loft with folding ladder, upvc double glazed door to:

**BALCONY:** cold water tap, lovely open outlook

**BEDROOM ONE:** 14' 2"max x 9' 6" (4.31m x 2.89m) wall to wall built in wardrobes with sliding part mirrored doors, tv lead, outlook to the rear

**BEDROOM TWO:** 14' 1"max x 9' 6" (4.29m x 2.89m) built in wardrobe, radiator, tv point, views to the front

**BATHROOM/WC:** with modern white suite comprising panelled bath with electric shower, pedestal washbasin, close coupled wc, radiator, mirrored medicine cabinet, window to the rear

**LOUNGE:** 16' 0" x 11' 7" (4.87m x 3.53m) marble fireplace and hearth with living flame gas fire, radiator, tv point, telephone socket, twin aspect to the front and rear

**KITCHEN:** 9' 1" x 7' 0" (2.77m x 2.13m) well fitted with inset single drainer stainless steel sink unit having mixer tap, roll edged worktops with three single base units, appliance spaces with plumbing for washing machine, electric cooker point, tiled splashbacks, matching wall cupboards, further cupboard housing Vaillant gas combi boiler, outlook to the rear

### **OUTSIDE**

**REAR GARDEN:** this is a real feature and is approached from a private gateway leading to the gardens which are fully enclosed and offer a high degree of privacy. They are surprisingly spacious having been laid mainly to lawn with flower beds and numerous shrubs, brick built Storeshed.

**FRONT GARDEN:** partly lawned with pretty flower borders, double gated with driveway providing a private Car Parking Space

**ENERGY EFFICIENCY:** Band D (Rating 66)

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