

74a Barley Farm Road, Higher St Thomas, Exeter, EX4 1NW



A first floor apartment in an elevated position within Higher St Thomas with stunning open views over the City. The accommodation offers a living room, two double bedrooms, kitchen and bathroom. Gas central heating and double glazing throughout. Single garage in block.

Offers in the region of £180,000 Leasehold DCX02072

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part frosted front door. Stairs to

First Floor Landing

Doors to living room, bedroom one, bedroom two and bathroom. Airing cupboard. Loft access hatch. Thermostat control. Radiator.

Living Room 13' 11" x 11' 6" (4.25m x 3.51m)

Front aspect uPVC double glazed window with stunning views over the city. TV and telephone points. Coved ceiling. Seating area. Radiator.



Kitchen/Breakfast Room 10' 5" x 9' 1" (3.18m x 2.77m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with sink with mixer tap and drainer. Roll edge work surfaces. Part tiled walls. Wall mounted boiler. Plumbing for washing machine. Electric cooker point. Further appliance space. Coved ceiling. Radiator.



Bedroom One 11' 2" x 10' 9" (3.41m x 3.28m)

Front aspect uPVC double glazed window with views over the city. Walk in wardrobe with hanging space and shelving. Coved ceiling. Radiator.



Bedroom Two 10' 8" x 10' 5" (3.25m x 3.18m)

Rear aspect uPVC double glazed window. Coved ceiling. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and Mira shower above. Low level WC. Wash hand basin. Shaver point. Part tiled walls. Radiator.

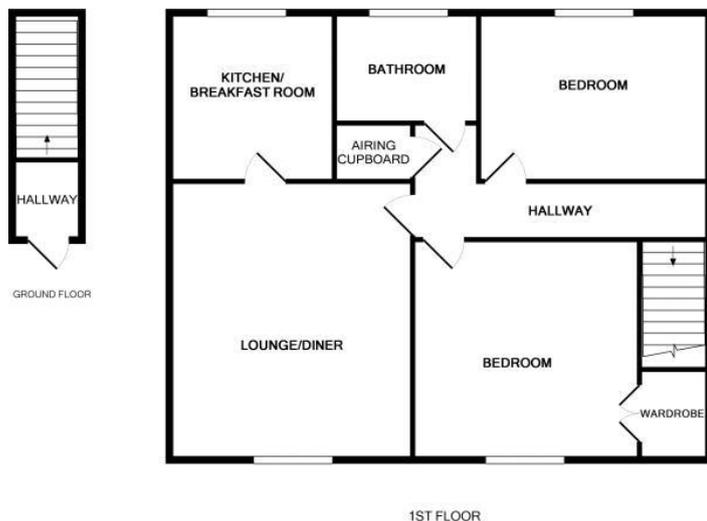


Outside

Single garage in block to the rear.

Lease Information

96 years remaining. Maintenance and insurance split with the ground floor flat - no monthly service charge.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(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	
<small>WWW.EPC4U.COM</small>			

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