

3 Honeysuckle Court, Exwick, Exeter, EX4 2PG



A first floor two double bedroom first floor flat in the popular area of Exwick. The accommodation comprises Entrance Hall, Lounge, Kitchen, Two Bedrooms and Bathroom. The property also benefits from off road parking and its own garden. A great first time buy or investment opportunity - viewing is highly recommended.

Offers in the Region of £169,950 Leasehold DCX02062

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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

Accessed via solid wood front door. Stairs to the first floor landing. Radiator.

First Floor Landing

Doors to the lounge, bedroom one, bedroom two and bathroom. Storage cupboard. Access to the loft void above.

Lounge 15' 9" x 11' 11" (4.813m x 3.643m)

Dual aspect uPVC double glazed windows. TV point. Telephone point. Cove ceiling. Radiator. Door to the:



Kitchen 8' 5" x 7' 2" (2.570m x 2.186m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor above. Plumbing for washing machine. Plumbing for dishwasher. Further appliance space. Wall mounted boiler.



Bedroom One 11' 9" x 9' 6" (3.572m x 2.890m)

Front aspect uPVC double glazed window. Built in storage cupboard. Radiator.



Bedroom Two 9' 6" x 6' 7" (2.898m x 1.996m)

Rear aspect uPVC double glazed window. Radiator



Bathroom

Rear aspect frosted uPVC double glazed window. Fitted three piece suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor. Radiator.



Outside

Wooden shed. Shingle area. Off road parking for two vehicles.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Other Information:

- 999 years from 25 March 1994
- No management charges or ground rent as the freeholder is unknown.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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