

60b Teazole Court, Commercial Road, Exeter, EX2 4EE



A two bedroom second floor apartment in a sought after location in Haven Banks, within walking distance of Exeter's historic Quayside and the city centre. The accommodation comprises of entrance hall, living room, kitchen/dining room and two double bedrooms with bathroom and separate WC. Outside there is a resident's car park. Gas central heating. No chain.

Offers in the Region of £200,000 Leasehold DCX02136

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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 solid wood front door with doors to lounge, bedroom one, bedroom two and bathroom. Three built in storage cupboards with hanging space and shelving. Telephone intercom system. Loft access hatch.

Living Room 16' 8" x 9' 4" (5.07m x 2.85m)

Dual aspect uPVC double glazed windows. TV and telephone point Radiator. Door to



Kitchen/Diner 18' 8" x 9' 5" (5.69m x 2.87m)

Side aspect uPVC double glazed windows. Fitted range of eye and base level units with roll edge work surfaces and tiled splashback. Stainless steel sink and drainer with mixer tap. Integrated oven and hob. Plumbing for washing machine and further appliance space. Seating area. Tiled flooring. Radiator.



Bedroom 1 13' 5" x 9' 5" (4.09m x 2.87m)

Front aspect uPVC double glazed window. Radiator.



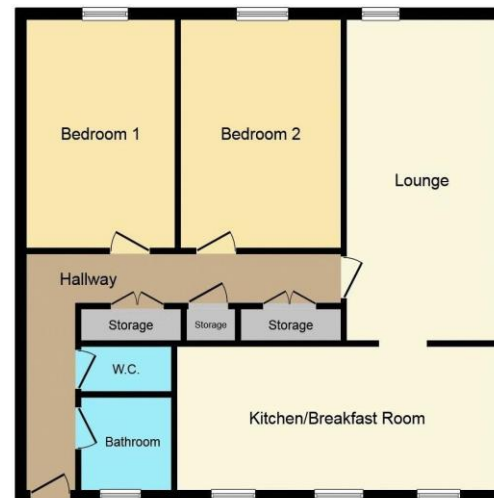
Bedroom 2 13' 4" x 9' 5" (4.07m x 2.88m)

Front aspect uPVC double glazed window. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Panel enclosed bath. Pedestal wash hand basin. Part tiled walls. Extractor fan.



Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX

Cloakroom

Low level WC and part tiled walls.

Parking

Two permits are available for the resident's and visitors car park.

Lease information

90 years remaining on the lease
125 years from 10th July 1989
Annual service charge £580
£10 ground rent per annum

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.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

