

32 Lancelot Road, Beacon Heath, Exeter, EX4 9DA



A recently and fully renovated spacious and well presented two bedroom ground floor flat which benefits from its own private garden, new fitted kitchen, appliances, carpets and vinyl! The property is situated in the heart of Beacon Heath and would make a perfect investment or first time buy. The accommodation comprises of Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom.

Viewing is highly recommended to appreciate the accommodation on offer.

Asking Price £159,950

Leasehold

DCX01110

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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 part frosted front door. Doors to the lounge, kitchen, bedroom one, bedroom two and bathroom. Storage cupboards. Radiator. Thermostat control point.

Lounge 16' 6" x 11' 5" (5.03m x 3.48m)

Front aspect uPVC double glazed window. Feature fireplace with brick surround and wooden mantle. TV point. Telephone point. Radiator.



Kitchen 9' 11" x 7' 6" (3.02m x 2.28m)

uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Plumbing for washing machine. Wall mounted boiler. Storage cupboard with shelving.



Bedroom One 10' 11" x 10' 6" (3.32m x 3.20m)

Front aspect uPVC double glazed window. Radiator.



Bedroom Two 11' 8" x 11' 4" (3.55m x 3.45m)

Rear aspect uPVC double glazed window. uPVC double glazed French doors to the rear garden. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with shower above. Low level WC. Part tiled walls. Radiator.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Rear Garden

Private enclosed rear garden. Storage shed.



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.

Cookslays 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.

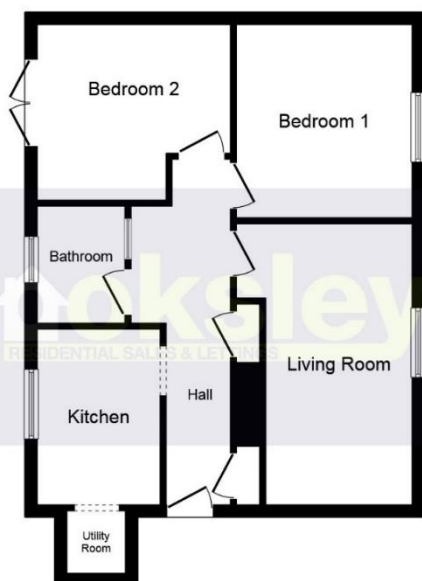
Other Information:

Lease: 125 years from 17th October 1983 – 85 years left

Ground Rent: £10 per year

Service Charge: £346 per year, £86.50 per quarter.

Insurance: £143.86 per year



Cookslays
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