

## 43 Old Abbey Court, Salmon Pool Lane, St Leonards, Exeter, EX2 4SW



Situated in the highly regarded St Leonards this property sits in a perfect location with stunning views over the water to be enjoyed all year round. A perfect downsize, investment or first time buy; it really shouldn't be missed with accommodation comprising entrance porch, hallway, lounge/diner, kitchen, large master bedroom and second bedroom, bathroom and separate cloakroom. The third bedroom and cloakroom is under the property and has a separate entrance. Viewings are highly recommended and the property is offered to the market with no onward chain.

**Offers in the Region of £360,000    Leasehold    DCX01993**

# 43 Old Abbey Court, Salmon Pool Lane, St Leonards, Exeter, EX2 4SW

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.



## **Kitchen 11' 0" x 8' 0" (3.343m x 2.428m)**

Front aspect window. Fitted range of eye and base level units. Sink with mixer tap and single drainer. Rolled edge work surfaces. Part tiled walls. Integrated double oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Radiator.



## **THE ACCOMMODATION COMPRISES:**

### **Entrance Porch**

Accessed via part frosted door with side aspect frosted windows. Storage area. Part glazed door through to the Entrance Hall

### **Entrance Hall**

Door to the Storage Cupboard. Doors to the Kitchen and further storage. Inner Hallway. Opening through to the Lounge.

### **Lounge 21' 2" x 14' 7" (6.444m x 4.442m)**

Rear and side aspect uPVC double glazed windows with stunning views over the garden and the river beyond. TV point. Telephone point. Wall lights. Two radiators. Door through to the Balcony and Rear Garden.



### **Bedroom One 13' 5" x 13' 5" (4.080m x 4.099m)**

Rear aspect uPVC double glazed window with stunning view over the river. Built in double wardrobe with hanging space and shelving. Further storage cupboards. Inset sink. TV point. Telephone point. Coved ceiling. Radiator.



**Bedroom Two 11' 3" x 7' 8" (3.426m x 2.337m)**

Front aspect window. Sink with storage below. Built in floor to ceiling wardrobes with head-high storage. Radiator.



**Bathroom**

Front aspect window. Three piece suite comprising of a bath with mixer tap and handheld shower above, low level WC, pedestal wash hand basin. Shaving point. Part tiled walls. Radiator.



**Balcony**

Paved elevated balcony with space for a table and chairs, steps down to the garden and basement accommodation.



**Basement**

Accessed via a part glazed door, doors to bedroom three, cloakroom and store room.

**Bedroom Three 13' 8" x 9' 11" (4.160m x 3.020m)**

Rear aspect window with a view over the garden and river beyond, wardrobe, shelving and radiator.



**Cloakroom**

Low level WC and wash hand basin

**Rear Garden**

Beautifully maintained rear garden leading down to the river, enclosed by wooden fences providing a good level of seclusion. A paved seating area, ornate garden pond, lawned area with shrub borders and mature trees, steps down to the water. Gate to the front of the property.



**Garage**

In a nearby block with a metal up and over door.

**Parking**

At the end of Old Abbey Court there is a visitors car park.

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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