

88a Topsham Road, St Leonards, Exeter, EX2 4RS



A spacious two bedroom first floor apartment situated in a popular St Leonards location with views over County Hall, open countryside and within walking distance to the City centre and the Quay. The accommodation comprises of Entrance Hall, Lounge, Kitchen, Two Double Bedrooms, Bathroom and Garage. Viewing is highly recommended.

Asking Price £205,000

Leasehold

DCX02038

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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 uPVC part glazed door. Stairs to the first floor landing. Front aspect stain glass window. Radiator. Cove ceiling.

First Floor Landing

Doors to the lounge, bedroom one and bathroom. Access to the loft void above. Telephone intercom system.

Lounge 17' 4" x 11' 3" (5.293m x 3.434m)

Front and rear aspect uPVC double glazed windows. TV point. Telephone point. Cove ceiling. Radiator. Doors to the kitchen and bedroom two.



Kitchen 9' 3" x 7' 4" (2.813m x 2.230m)

Front aspect 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. Further appliance space. Cove ceiling. Radiator.



Bedroom One 16' 1" x 10' 0" (4.892m x 3.047m)

Front aspect uPVC double glazed window. Cove ceiling. Radiator.



Bedroom Two 9' 4" x 9' 3" (2.839m x 2.825m)

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



Bathroom

Side aspect frosted uPVC double glazed window. Three piece white suite comprising bath with Mira shower above. Low level WC. Pedestal wash hand basin. Cove ceiling. Radiator.

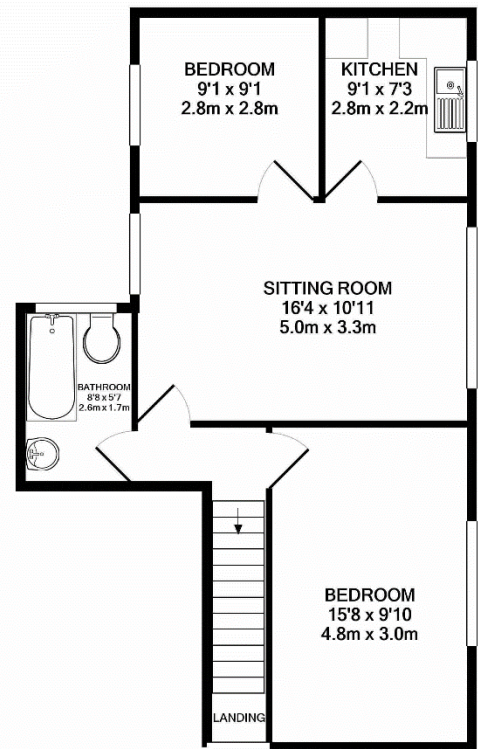


Garage

Situated in a nearby block. Metal up and over door. Off road parking for one vehicle to the front.



ENTRANCE FLOOR
APPROX. FLOOR
AREA 13 SQ.FT.
(1.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.7 SQ.M.)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Cookkeys 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.