

9 Unicorn Street, Kings Heath, Exeter, EX2 7QQ



A well appointed spacious, modern top floor apartment. Presented in excellent condition situated in this popular development convenient for local amenities and regular bus/train services to the city centre along with access to the M5 motorway. The accommodation benefits from gas central heating and UPVC double glazing and comprises entrance hall, living room/dining room, kitchen, two double bedrooms, bathroom. Allocated parking. No onward chain. Viewing is highly recommended

Asking Price £199,950 Leasehold DCX01933

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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

Personal front door, leads to entrance hall, telephone intercom system, wood effect flooring, door through to inner hallway

Inner Hallway

Door to the lounge, kitchen, bedroom one, bedroom two, bathroom, storage cupboard with shelving, access and loft void above, radiator.



Kitchen 10' 3" x 5' 9" (3.135m x 1.752m)

Rear aspect uPVC double glazed window, recently refitted Howdens kitchen with a range of eye and base level units, stainless steel sink with mixed tap and single drainer, marble effect work surfaces, integrated oven and hob with extractor fan above, plumbing for washing machine, a further appliance space, wall mounted Valium boiler, and radiator.



Lounge 18' 0" x 12' 7" (5.484m x 3.844m)

Front and rear aspect uPVC double glazed windows, TV point, wood effect flooring, two radiators, seating area.



Bedroom One 11' 5" x 8' 7" (3.482m x 2.617m)

Front aspect uPVC double glazed window, TV point, vinyl flooring, radiator.



Bedroom Two 11' 9" x 8' 7" (3.593m x 2.619m)
Front aspect uPVC double glazed window, radiator.



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.

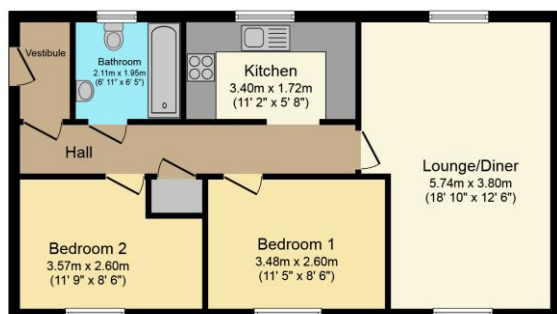
Bathroom

Rear aspect uPVC frosted double glazed window, recently fitted three piece white suite with panel enclosed bath with hand held shower above, low level WC, wash hand basin with storage below, part tiled walls, extractor fan and radiator.



Parking

Off road parking for one vehicle.



Second Floor

Floor area 61.0 sq.m. (657 sq.ft.) approx

