



# Robert Williams

SALES | LETTINGS | AUCTIONS

01392 204 800

[www.robertwilliams.co.uk](http://www.robertwilliams.co.uk)



£140,000  
Leasehold

West Street  
Exeter  
Devon  
EX1 1BB

## West Street, Central Exeter

Well presented and quiet first floor flat located on the edge of the city centre and only a short walk from the picturesque quayside. 1 bedroom, open plan L shaped living room and kitchen dining area, bathroom. Communal gardens.

Ideal first time purchase or investment with potential yield of over 6%. **NO ONWARD CHAIN**

# The situation...

West Street is an historic street in Exeter, parts of which have seen little change in over 100 years, with some very characterful and interesting period buildings, located on the edge of the city centre with the picturesque quayside with numerous bars and restaurants are only a short walk away. The independent shops of Fore Street are close by, with the larger Guildhall and Princesshay shopping centres beyond. Public transport is easily accessed. Exeter has direct rail links to London, and the nearby M5 motorway provides road links to the UK.



## Key Points

**Local Authority:** Exeter City Council

**Council Tax Band:** A

**Heating:** Gas central heating

**Services:** Mains electricity, gas, water & drainage

**EPC Rating:** C

## Leasehold Info

**Lease Length:** 999 years from 1995

**Service Charge:** £275 per 1/4

### Lettings Note.

If let at £750-£800 pcm this equates to a potential gross yield of 6.4 – 6.8%

- Located between city centre and quayside
- 1st floor flat amongst historic buildings
- Open plan living and dining area
- Gas central heating
- Communal garden
- Ideal first time or investment purchase
- Recently painted and re-carpeted
- NO ONWARD CHAIN

## The Property...

A communal front door with secure entry phone system leads from the street to stairs rising to the first floor with the flat accessed off the communal landing. The flat lies to the rear of the building in a peaceful position overlooking the garden. It comprises an L-shaped open plan living space with a cosy sitting area, and a large light kitchen dining area overlooking the communal garden. The kitchen area has a range of floor and wall mounted white wood effect units with granite effect worktops. A brand new integrated electric oven and gas hob with extractor over have been fitted, and there is space for an under counter washing machine, and fridge freezer. There is also space for a dining table and chairs and the floor is tiled - dividing the areas and allowing for easy cleaning. The double bedroom is also light and bright with 2 windows, again overlooking the rear. The bathroom is part tiled with a modern white three-piece suite with a shower over the bath, chrome fittings and a recessed shelf. There is a useful large storage cupboard in the hallway, ideal for coats and shoes. The apartment is gas centrally heated throughout and has just been repainted and re-carpeted. Outside: Accessed to the rear on the same level as the flat is the communal garden which is mostly gravelled and bordered with trees and bushes. All in all a super first time purchase or investment opportunity for new or experienced investors. Ready to move in to and with the benefit of no onward chain.



# Time to find out more...

Call: 01392 204800

Web: [www.robertwilliams.co.uk](http://www.robertwilliams.co.uk)

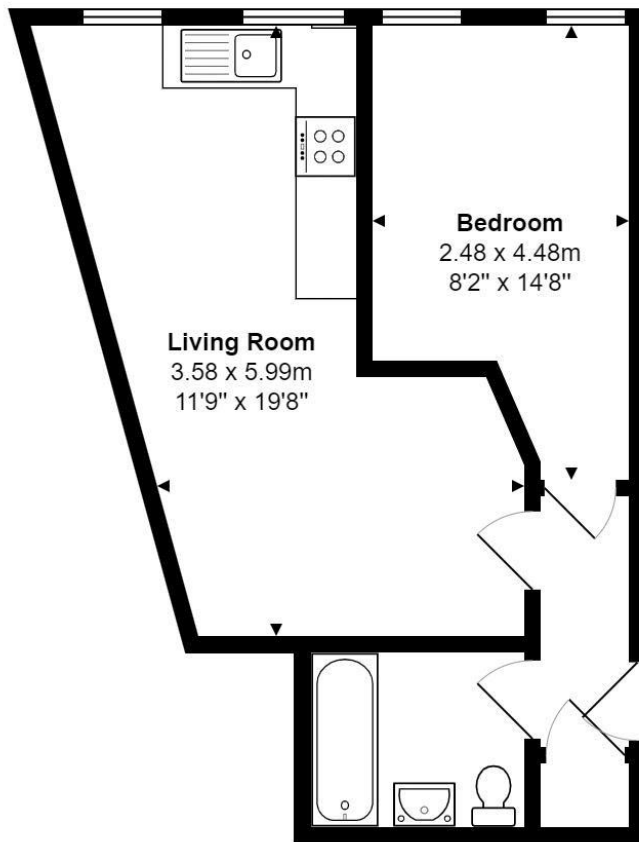
Visit: 2 Southernhay West, Exeter, EX1 2RR

A member of The Experts in Property

[www.theexpertsinproperty.co.uk](http://www.theexpertsinproperty.co.uk)



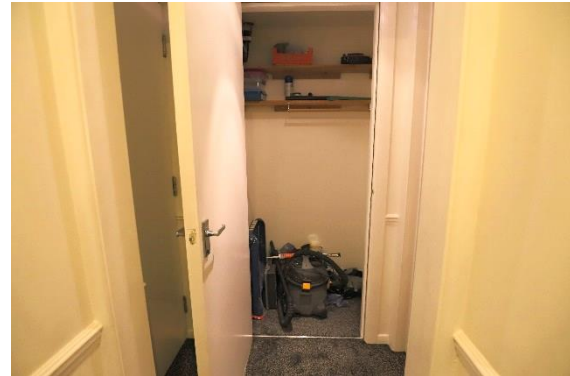
80 agents in the South West



All measurements are approximate and for display purposes only

# Robert Williams

SALES | LETTINGS | AUCTIONS



## Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	