



£195,000

Old Park Avenue, Exeter

Flat | 2 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- No Onward Chain
- Modern Ground Floor Apartment
- Two Double Bedrooms
- Master Bedroom with Ensuite
- Integrated Appliances
- Allocated Parking
- Popular Westclyst Location
- Gas Central Heating and uPVC Double Glazing

## Property Description

\* NO ONWARD CHAIN \* GROUND FLOOR FLAT \* KITCHEN WITH FULLY INTEGRATED APPLIANCES \* TWO DOUBLE BEDROOMS \* MASTER WITH ENSUITE \* SPACIOUS LIVING / DINER \* ALLOCATED PARKING \*

## Main Particulars

A superb opportunity to purchase a light and spacious 2 double bedroom ground floor apartment located in Hillside Gardens, Westclyst. The property comprises briefly of a modern kitchen with fully integrated appliances, spacious living/diner, master bedroom with an en-suite, second bedroom and family bathroom. The property benefits from an allocated parking space. Move straight in with nothing to do!

West Clyst is a small established development on the edge of Pinhoe which is on the north eastern edge of Exeter with excellent transport links including M5, A30 and a train line to Waterloo.

Lease Information - There is an annual service charge of approx £1300 and ground rent of £180 per annum and an estate management charge of £236 per annum.

The lease length is 155 years from 2013.

Council Tax Band: B

Tenure: Leasehold

### Access

Communal Entrance Hall - Entry phone system with private front door into:

### Entrance Hall

Wall mounted radiator, entry phone system, storage cupboard, smoke alarm, fully carpeted and doors to:

**Kitchen** w: 3m x l: 1.88m (w: 9' 10" x l: 6' 2")

uPVC window to the rear aspect. Matching range of white high gloss base cupboards, drawer and eye level units with rolled edged work surface over. Inset chrome sink and a half bowl with mixer tap. Integrated washing machine, slimline dishwasher, fridge/freezer, electric oven and grill, four ring gas hob and extractor hood over. Wood effect flooring.

**Living / Dining Room** w: 4.6m x l: 3.58m (w: 15' 1" x l: 11' 9")

A spacious living room that is fully carpeted. Wall mounted radiator. Satellite and terrestrial TV points. Telephone points. Large uPVC window to front aspect.

**Master Bedroom** w: 3.84m x l: 2.57m (w: 12' 7" x l: 8' 5")

A spacious bedroom that is fully carpeted. Wall mounted radiator and large uPVC window to the front aspect and smaller uPVC window to side aspect. TV point and telephone point. Door to ensuite.

### En-suite Bathroom

w: 1.88m x l: 1.14m (w: 6' 2" x l: 3' 9")

A modern en-suite comprising WC, wash hand basin and shower. Wall mounted radiator.

**Bedroom 2** w: 3.66m x l: 2.44m (w: 12' x l: 8' )

A spacious second bedroom that is fully carpeted. Wall mounted radiator. uPVC windows to rear and side aspect.

### **Bathroom**

Obscure uPVC window to the rear aspect. The bathroom is fitted with a modern white suite comprising panelled bath with tiled surrounds and mixer tap. Pedestal wash hand basin, close coupled W.C, gas central heating radiator, wall mounted electric shaver point, extractor fan and bathroom light.

### **Outside**

To the rear of the property is an allocated parking space, bin store and a secure cycle store.





### Floor Plan

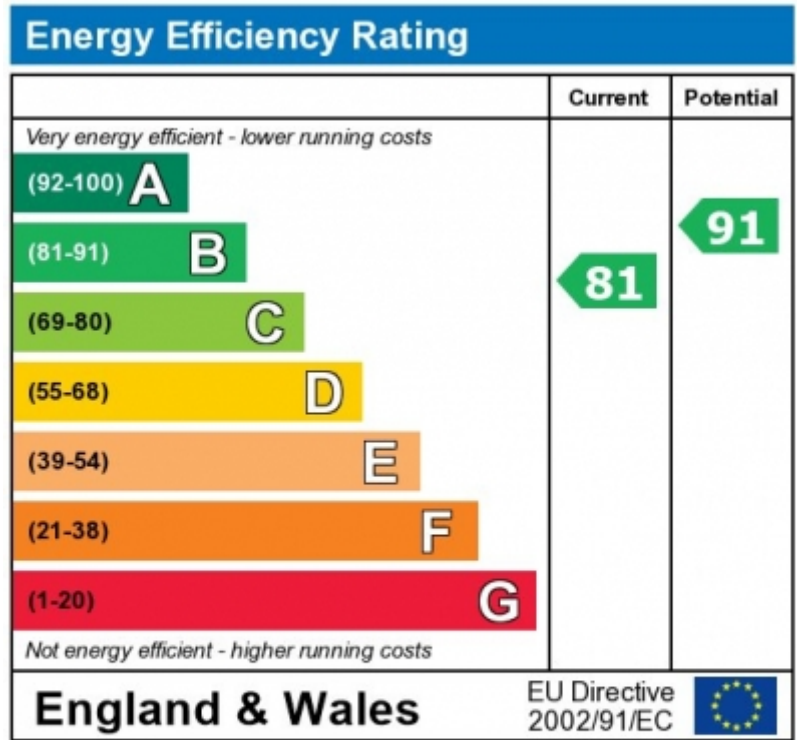
Floor area 65.7 m<sup>2</sup> (707 sq.ft.)

**TOTAL: 65.7 m<sup>2</sup> (707 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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