



Barrack Road, Exeter, EX2 5EE

£250,000

A two bedroom ground floor apartment with balcony, garage and parking, conveniently situated in St Leonards, just a 15-20 minute walk to the city centre, with the wonderful Magdalen Road shops and restaurants just a short distance away.

Winkworth

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Description:

The ground floor apartment comprises of a large sitting room with doors out onto the balcony area. A modern kitchen with integrated appliances, including dishwasher, electric oven and hob, room for freezer and washing machine. Two double bedrooms, bathroom, storage area, garage and allocated parking. The property is offered with a share of the freehold.

Accommodation:

The front door opens to the entrance porch, open cloaks area, doors to the balcony and living room.

The living room is well-proportioned and enjoys a large window overlooking the balcony to the south aspect allowing a good-degree of natural light, door to the inner hallway and an archway opens to the kitchen/dining room.

The newly fitted kitchen features a selection of wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with mixer tap over. Integrated Bosch appliances including an oven with an electric hob and extractor hood over. Bosch fridge freezer, washing machine, tumble drier and dishwasher. In addition there are

windows to the rear aspect and a cupboard houses the Glow Worm boiler. The inner hallway offers two built-in storage cupboards and access to the remaining rooms.

Bedroom one is a good-sized double, and features direct access to the balcony, built in wardrobes, radiator. The second bedroom is another double with built in cupboards.

The bathroom has a modern suite with a low level WC, panelled bath with mains shower over, pedestal wash hand basin, heated towel rail.

Outside:

The flat benefits from it's own balcony, providing an inviting space to sit with outdoor lighting.

The garage is at the rear of the block allowing direct access onto Manston Terrace. Allocated parking space and good sized private storage unit.

The central location is perfect only 15-20 minute walk to the city centre, passing the Magdalen Road shops and restaurants on the way. The RD&E hospital is 2 minutes' walk away, as is the St Luke's campus of Exeter University. The nearest supermarket is Waitrose, which is approximately a 10 minute walk from the apartment.



At a glance.....

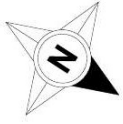
Ground Floor Two Bedroom Apartment
St Leonards Location
Kitchen with Bosch Appliances
Large Storage Unit
Terrace and Parking Space
Garage
Direct Access onto Manston Terrace
Short Walk to Magdalen Road

PROPERTY INFORMATION:

Share of Freehold
Council Tax Band: B
Mains Electric, Gas, Water and Drainage

Mobile signal: Several mobile networks currently showing as available at the property.

Broadband: Superfast Broadband , download speed 60-80 Mbps.



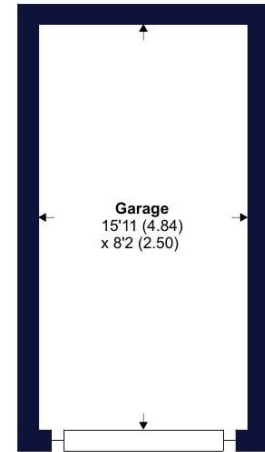
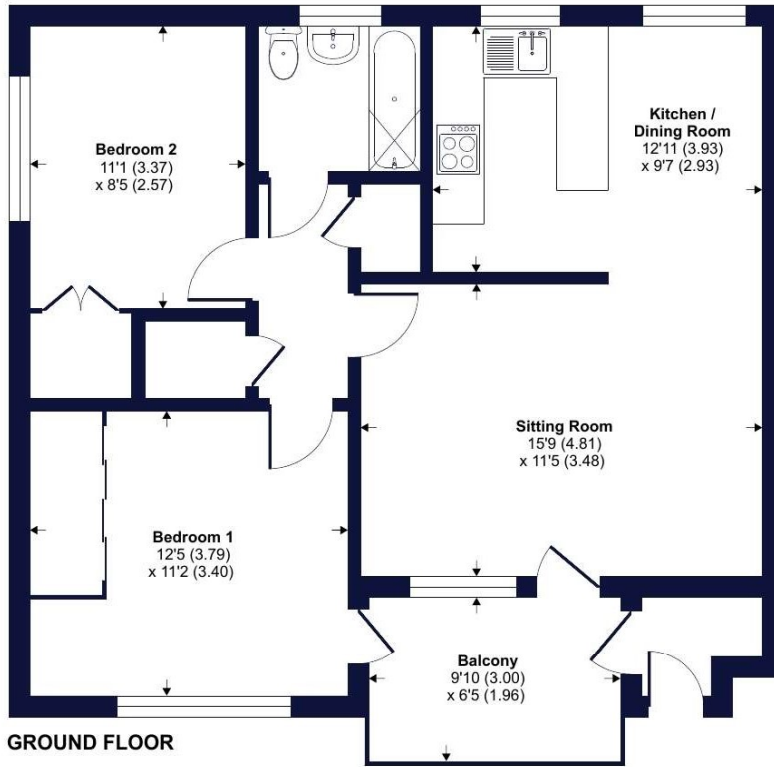
Barrack Road, Exeter, EX2

Approximate Area = 694 sq ft / 64.4 sq m

Garage = 130 sq ft / 12 sq m

Total = 824 sq ft / 76.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1149366

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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