



Queens Road, Exeter, EX2 9EU

£250,000

A two bedroom ground floor apartment situated in a popular residential area within close proximity to the local shops, schools, supermarkets, the Quay and Marsh Barton. The property has been in the same family for many years and has recently been refurbished.

Winkworth

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Communal Entrance:

From the communal entrance through the door to an entrance foyer leading to the property's front door.

Hallway:

From the front door, you'll find a good sized cupboard with hanging space and shelf, doors to the master bedroom, second bedroom, kitchen and sitting room.

Master Bedroom:

Large window to the rear aspect, overlooking the private garden, built-in wardrobe, modern electric heater.

Bedroom Two:

Large window to the rear aspect, built in wardrobe modern electric heater, views over the private garden.

Shower Room;

Large walk-in shower, low-level WC, hand basin with vanity unit below with cupboards, heated towel rail, obscure glazed window.

Sitting/Dining Room:

Very large window overlooking the private garden and window looking towards the garage, door to the porch area, patio door giving access to the private garden, two modern electric storage heaters.

Kitchen :

Window with views over the private garden. A selection of wall and base units, roll-top work surfaces, room for oven, washing machine and fridge freezer, stainless steel sink and drainer, larder cupboard, tiled splashbacks.

Outside:

A huge bonus of this apartment is the wonderful outside space. Large fully enclosed, private garden which is mostly laid to lawn with shrubs and water butt. Private gate giving access onto the car park and access to the garage. The apartment also benefits from visitors parking.



At a glance....

Ground Floor Flat

Two Double Bedrooms

Newly Renovated

Beautifully Presented

Large Sitting/Dining Room

Kitchen

Shower Room

Large Private Garden

Garage

Off Road Parking

NO CHAIN

PROPERTY INFORMATION:

Share of Freehold

Council Tax Band: B

Mains Electric, Water and Drainage

Broadband: Superfast Broadband available
(checked on Openreach) fibre to cabinet.

Mobile: We understand that full mobile coverage is
available

Lease 999 years from 1 January 1972

Service Charge £495 pa

Ground Rent £5 pa



Queens Road, Exeter, EX2

Approximate Area = 771 sq ft / 71.6 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 913 sq ft / 84.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1152853

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	56	
(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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