



Matford Lane, Exeter, EX2 4PU

£235,000

Manna Ash Court, a well-presented first floor, two-bedroom apartment located in the desirable area of Matford Lane, Exeter. This modern property offers comfortable and convenient living, with spacious rooms, allocated parking, and access to well-maintained communal areas.

Winkworth

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Description....

A spacious well appointed purpose built apartment situated in this highly desirable location within close proximity to a wide variety of local amenities, The Quay and Exeter City Centre. The accommodation briefly comprises entrance hall, sitting room, kitchen/dining room with appliances, two double bedrooms and a modern bathroom. Allocated parking.

The Property:

Part glazed front door to...

Communal Entrance Hall: - Stairs rising to half landing. Own front door to

Private Entrance Hall: - Wood flooring. Security entry phone system. Telephone point. Wall mounted electric heater. Display shelving. Built in storage cupboard with light and fitted shelving. Built in airing cupboard housing water cylinder and slated shelving. Door to....

Sitting Room: UPVC double glazed window with aspect to the front. Two wall mounted electric heaters. Telephone point. Television point. Contemporary wall mounted electric heater. Wood flooring. Attractive lighting. Square arch to kitchen/dining room.

Kitchen/Dining Room: - Fitted with a range of modern matching light wood fronted wall mounted and base units. Roll edge vinyl worktops with tiled surrounds. Four ring electric hob with hood over and oven over. Single drainer stainless steel sink unit with chrome mixer taps over. Tiled surrounds. Washing machine. Space for table and chairs. Wall mounted cupboard housing consumer unit. Wall mounted electric heater. Wood flooring. Multi glazed door to the entrance hall. UPVC double glazed window with aspect to the front.

Bedroom One: - UPVC double glazed window with aspect to the rear enjoying a pleasant outlook. Wall mounted electric heater. Two built in double wardrobes with provision for hanging and storage

Bedroom Two: - UPVC double glazed window with aspect to the rear enjoying a pleasant outlook. Wall mounted electric heater. Telephone point.

Bathroom: - Fitted with a modern matching three piece white suite comprising low level WC. Pedestal wash basin with chrome mixer tap and pop up waste. Tiled surrounds. Panel bath in tiled recess with fitted shower unit and shower screen over. Tiled floor. Wall mounted electric towel rail. Obscure double glazed window.

Outside: - The property has communal front gardens and a covered parking space.



At a glance....

- Two Bedrooms
- Open-Plan Living Area
- Modern Kitchen
- Bathroom
- Allocated Parking
- Communal Gardens
- Prime Location
- **NO CHAIN****

PROPERTY INFORMATION:

Leasehold
Council tax Band: B
Mains Electric, Gas, Water and Drainage

Lease Term : 199 years from 1 January 1974
Service Charge: £110 pcm

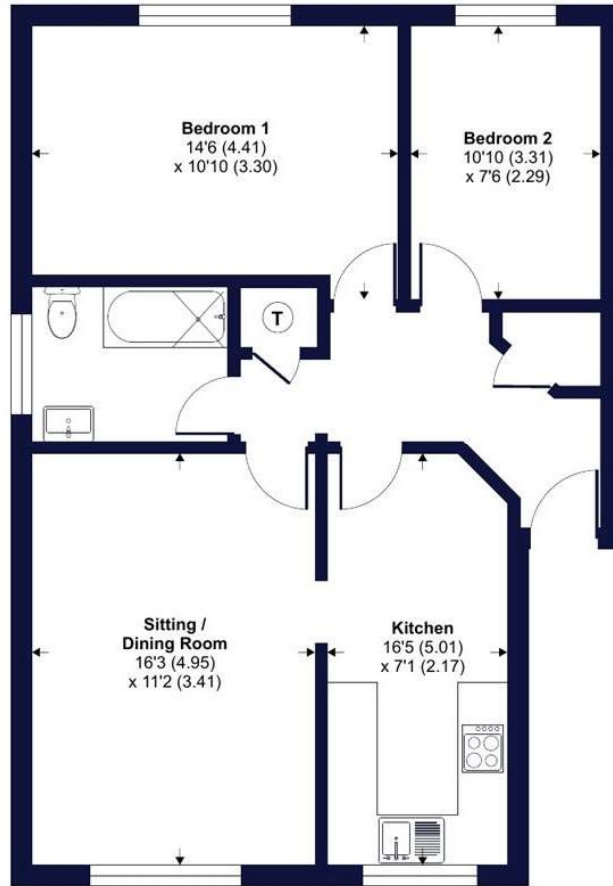
Internet: Ultrafast broadband is available (checked on Openreach) with ADSL copper broadband.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

Manna Ash Court, Matford Lane, Exeter, EX2

Approximate Area = 697 sq ft / 64.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Winkworth. REF: 1198090



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