



Thornpark Rise, Exeter, EX1

Guide Price £190,000





A wonderful two bedroom ground floor flat, located in the heart of Whipton, benefiting from a superb, private rear garden. This wonderful property will make for an excellent first home or investment.



Key Features

- Modern Throughout
- Ground Floor Apartment
- Two Large Double Bedrooms
- Updated Kitchen
- Council Band A
- Low Lease Charges
- Gas Central Heating
- Large Rear Garden
- Ample Storage Throughout
- Amazing Position, In Front Of Greenspace









This is an excellent opportunity to acquire a ground floor flat that is situated within excellent reach of local amenities and schools. The property opens into a hallway, giving access to the living room, which has dual aspect windows, allowing in plenty of natural light. There is a modern fitted kitchen with door leading to the rear garden.

There are two generous double bedrooms, bedroom one has a window to the rear and bedroom two has a window facing the front of the property.

The family bathroom is well presented, with a matching modern suite.

A particular selling point to this wonderful apartment is the outside space. To front is an attractive front garden and to the rear is a superb enclosed garden. There is plenty of storage with a useful outbuilding. The property is well presented and will be perfect for first time buyers or investors.

The property is located in the popular residential area of Whipton. There are several amenities in the area including the local 'village' shops, schools, supermarkets, dentists and doctors surgery. The property gives easy access to both the City centre and the major road networks on the outskirts of the City.



Council Tax Band: A

Tenure: Leasehold 92 Years Remaining

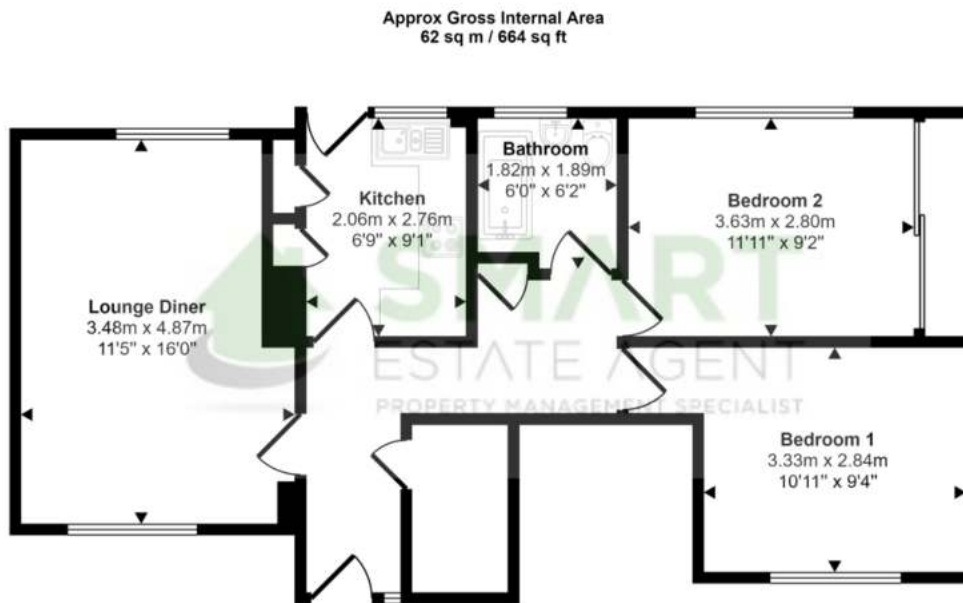
Ground Rent: £10 per year

Service Charge: £114.54 per quarter (includes building insurance)









Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	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

Tenure Type: Leasehold
Council Tax Band: A
Council Authority: Exeter City