



Lewis Crescent, Exeter, EX2

**£185,000**

Smart Estate Agent - Exeter

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**SMART**  
ESTATE AGENT  
PROPERTY MANAGEMENT SPECIALIST





- Good sized apartment
- 2 Double bedrooms
- Ensuite to bedroom 1
- Excellent location - close to city
- Excellent transport links close by
- Garage
- Parking immediately next to entrance

A wonderful opportunity to acquire a 2 bedroom ground first apartment located in the Clyst Heath Development. This is a wonderful first home or investment property.

Located only a short drive from Exeter Quay, city centre and walking distance to local amenities and a large supermarket. Well regarded primary & secondary schools are within easy access of the property. The property is conveniently located close to a bus route, train station and is well situated for access to major road links including the M5 and A30.

Throughout the home, there is double glazed windows and gas central heating.

The living area of this property is open plan with a dining area and has a large window letting lots of light enter the room. The fitted kitchen is separate and has lots of storage for essentials and ample space for appliances.

Both bedrooms are double rooms, and bedroom 1 has access to an ensuite.

The main bathroom contains a WC, hand wash basin and bath with shower overhead.

This property comes with a garage and allocated parking space which is located beside the main front door.





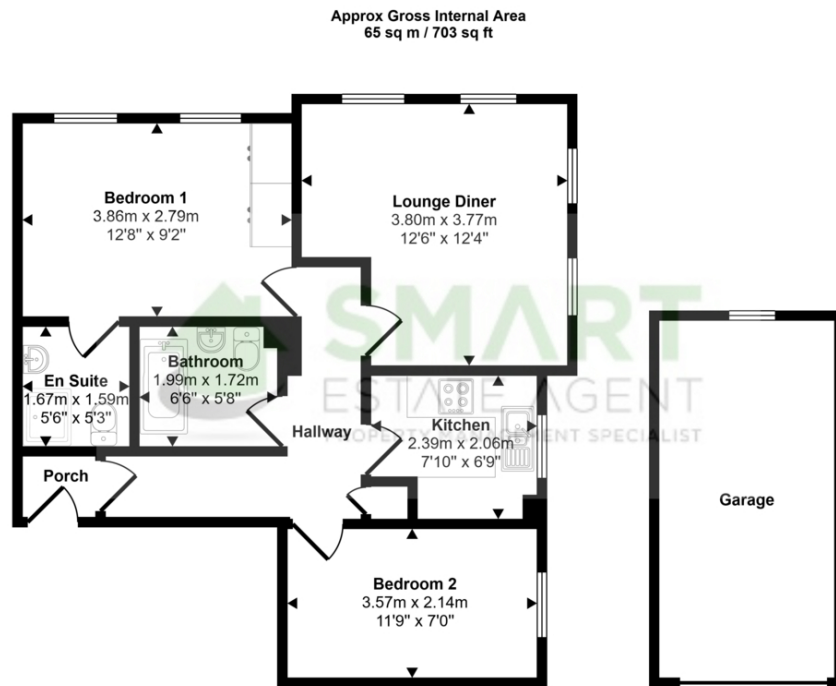


 2

 2

 1





Floorplan  
Approx 52 sq m / 562 sq ft

Garage  
Approx 13 sq m / 140 sq ft

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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