



Exeter Road, Dagenham, RM10 8TP

Offers In Excess Of £220,000





# Exeter Road

Dagenham, RM10 8TP

- EPC RATING C
- One bedroom
- Kitchen
- Second Floor
- Purpose built flat
- Lounge
- Bathroom

Sandra Davidson Estate Agents are pleased to present this purpose built flat (2nd floor) which offers the following accommodation: spacious lounge, kitchen, one bedroom and modern family bathroom. The property benefits from being close to local amenities such as schools, shops and public transport giving further access to Dagenham Town Centre. The property is between Dagenham East Station and Dagenham Heathway (District Line - Zone 5). Other benefits include: gas central heating and double glazing. Viewings are highly recommended.



ENTRANCE

HALLWAY

LOUNGE

15'0" x 9'7" (4.57 x 2.91)

KITCHEN

9'7" x 8'7" (2.92 x 2.61)

BEDROOM ONE

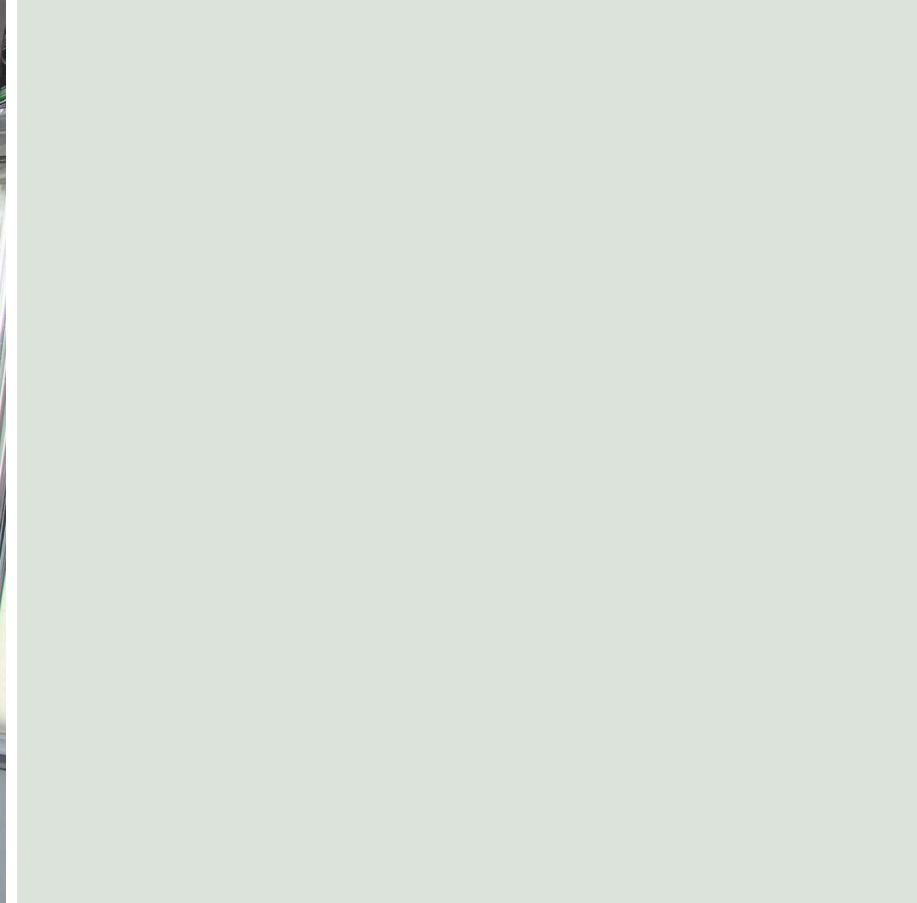
11'0" x 11'2" (3.35 x 3.41)

BATHROOM

7'6" x 4'8" (2.29 x 1.42)

AGENTS NOTE



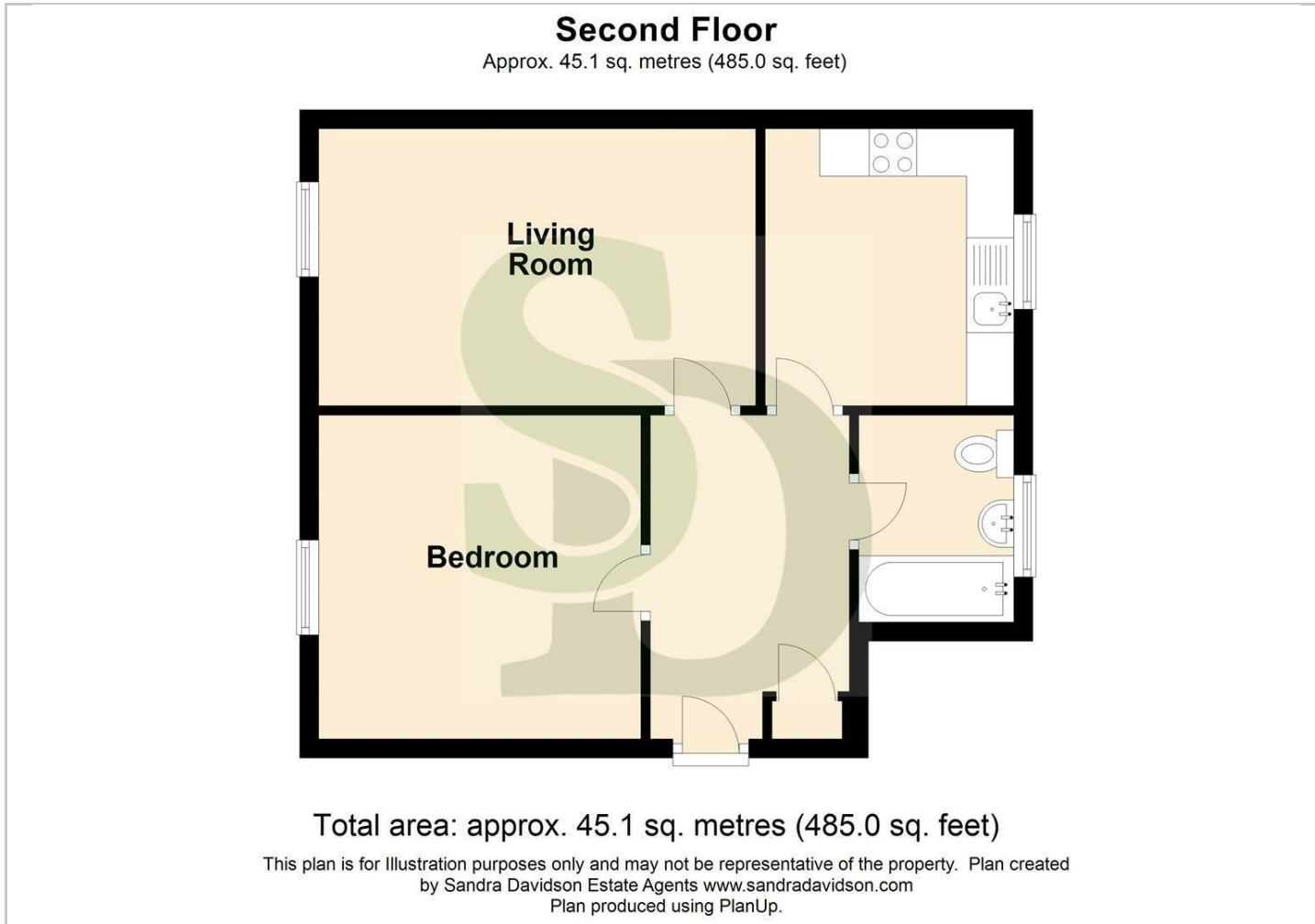


Directions





## Floor Plans



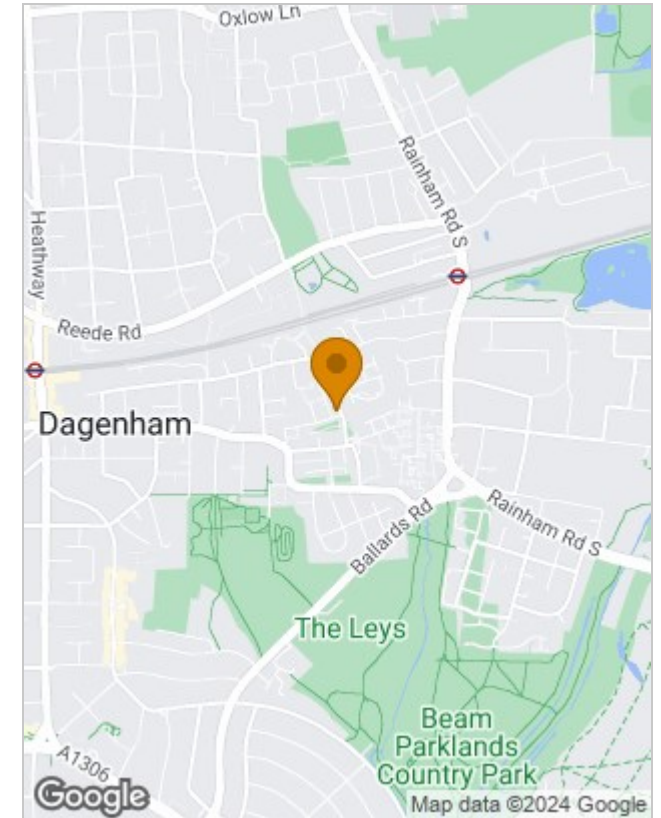
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

