



16 Brook Close

Exeter, EX1 3JL

A modernised and well appointed ground floor apartment with private entrance hall, 2 double bedrooms, lounge/diner, kitchen, shower room, gas central heating & uPVC double glazing, rear garden and unrestricted on street parking. The property is approached via a communal entrance hall with intercom system and rear entrance door giving access to the rear garden and outhouses. The property is well situated at the end of a cul-de-sac within just a few minutes easy level walking distance of Whipton Village local shops, Summerway Pleasure Park, schools and a regular bus service to and from the city centre. St Luke's Science & Sports College, Pinhoe Sainsbury's, Aldi, the newly opened Lidl store and Polsloe Bridge railway station are all approximately 15 minutes by foot.

An exciting opportunity for first time buyers of those seeking an investment property for the rental market and early viewings recommended.

Guide Price £159,950

16 Brook Close

Exeter, EX1 3JL



- Motivated Seller - Priced to Sell!
- Kitchen
- Gas Central Heating & uPVC Double Glazing
- Close to Public Transport
- Private Entrance Hall
- 2 Double bedrooms
- Rear Garden & Outbuildings
- Lounge/Diner
- Shower Room
- Unrestricted On Street Parking

Entrance Hall

19'7" x 2'11" (5.99m x 0.91m)

Kitchen

11'7" x 7'6" (3.54m x 2.30m)

Lounge/Diner

16'6" x 10'3" (5.04m x 3.13m)

Bedroom 1

11'8" x 11'4" (3.56m x 3.47m)

Bedroom 2

10'5" x 10'9" (3.20m x 3.30m)

Shower Room

7'4" x 6'7" (2.26m x 2.01m)

Outside

Lease & Service Charge Information
(see online)



Directions



Floor Plan



Total area: approx. 61.1 sq. metres (658.1 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

Flat 16 Brook Close, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

