



West Street Mews, Exeter, EX1 1BB  
Price Guide £325,000



# West Street Mews

Exeter, EX1 1BB

- Rooftop Terrace
- Open plan lounge/kitchen/dining room
- Great location
- Pre-let with Income of £22,500 from 1st September 2024 to 16th August £2025
- Two shower rooms
- Two bedrooms
- Great Investment property

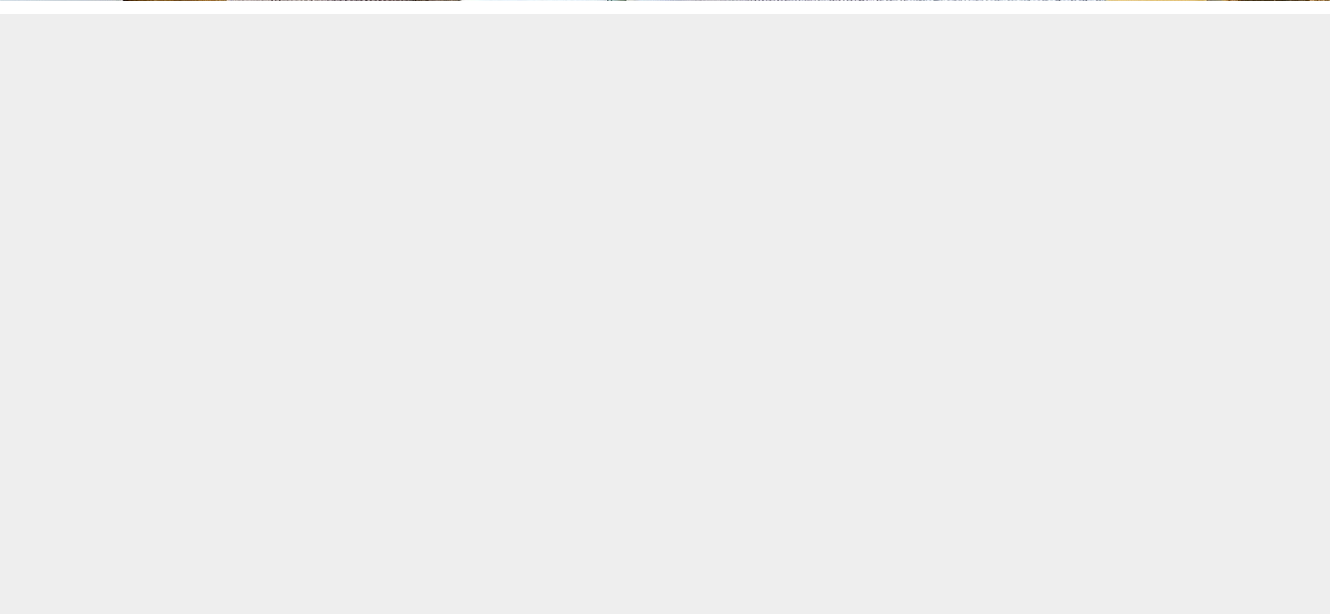
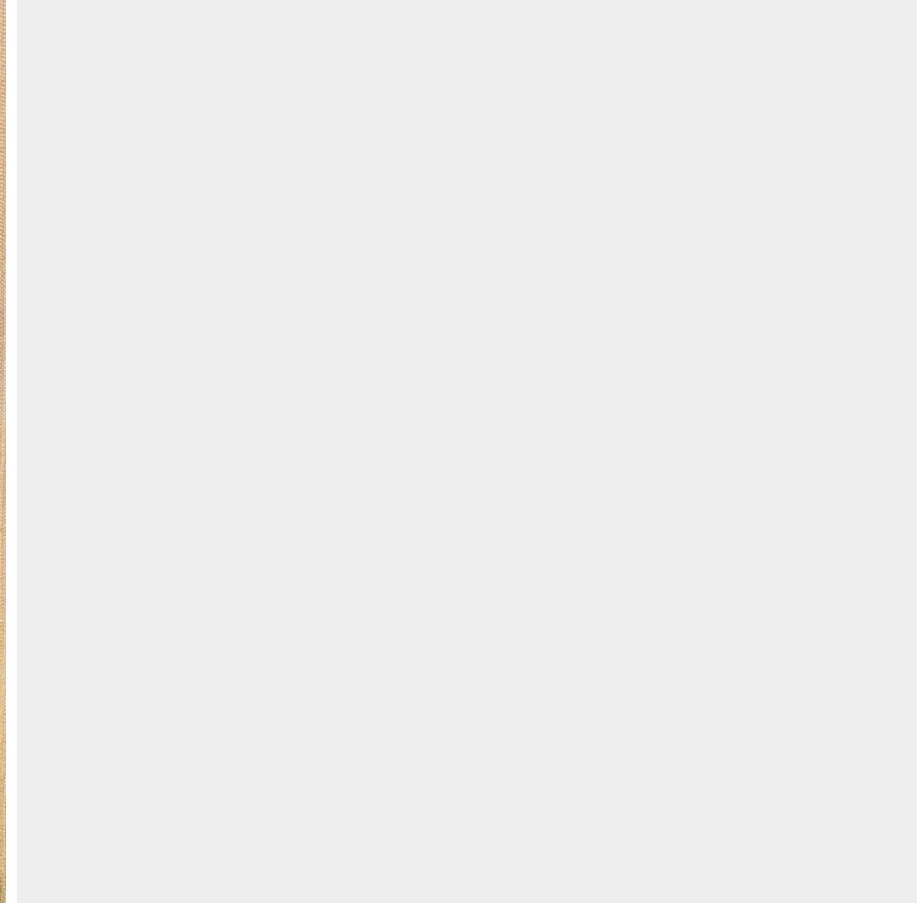
**INVESTMENT PROPERTY** - A stunning two double bedroom maisonette that is situated in the heart of the City Centre. The property benefits from an en-suite shower room, a further shower room, an open plan lounge/kitchen/dining room and a feature rooftop private terrace, the property is pre let with Income of £22,500 from 1st September 2024 to 16th August £2025.



## Lease Information.

Lease was 999 years from 2004/ The ground rent is £75 per year and the service charge is £100 per month.







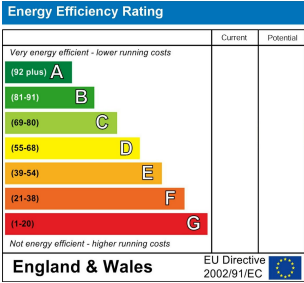
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 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.