



**ROBERT
WILLIAMS**

Estate Agents & Auctioneers

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www.robertwilliams.co.uk



£190,000

Leasehold

33 Trafalgar Road

Exeter

Devon

EX2 7GF

33 Trafalgar Road

Smart 2 bedroom flat in the Greenacres area of Exeter. Ideal for first time buyers or investors.



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The location...

Newcourt train station is approximately 3/4 of a mile away, so easily accessible on foot. Topsham Road, with its regular bus service and superb access to both the city centre and Topsham itself, is only a quarter of a mile away. The M5 and wider road networks are easily accessible, being approximately a mile away.

The situation...

With the flat being located on the first floor, as aforementioned, there is a lovely outlook over nearby fields from both bedrooms and the main living space, plus an area of level communal lawned garden and an allocated parking space. There are also a limited number of visitors' parking spaces within the car park and some unrestricted on-road parking nearby.



Accommodation, with approximate measurements only comprises:

Entrance Hall, Open Plan Living/ Kitchen/ Dining Room - 20' 3" x 12' 7" (6.17m x 3.83m), Bedroom 1 - 11' 8" x 11' 6" (3.55m x 3.50m), Bedroom 2 - 9' 7" x 9' 5" (2.92m x 2.87m), Bathroom - 8' 5" x 6' 10" (2.56m x 2.08m)

Key Points

TYPE

First floor flat

BEDROOMS

2 Bedrooms

COUNCIL TAX BAND

BAND B

EPC RATING

BAND B

The Property...

A very smart two double bedroom flat with spacious entrance hallway and bathroom (areas that are often scrimped on in similar developments). The flat is smart, well decorated and 'ready to go' for an owner or investor.

The living space is triple aspect, bright, and there is more than enough space for sitting, dining and cooking in the well-equipped kitchen. Both bedrooms are doubles, the master having patio doors to a Juliette balcony which provides a lovely outlook over the communal gardens and neighbouring fields.



Time to find out more...

Call: 01392 204800

Web: www.robertwilliams.co.uk

Visit: 2 Southernhay West, Exeter, EX1 2RR

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Lettings Note

Robert Williams Estate Agents estimate that the rental return for this property should be in the region of £800 per month, which equates to a gross yield of approximately 5%. Please feel free to contact us for further information on 01392 204800

Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.