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24 Bettys Mead, Exeter, Devon, EX4 8LN



SOUTHGATE
ESTATES

£210,000

Guide Price





24 Bettys Mead, Exeter

This well-proportioned two bedroom ground floor flat has much to offer with its own private garden to the rear. The property is within walking distance of various shops and services in Beacon Heath including schools, a supermarket and a doctor's surgery. Nearby bus and train links afford great access into the city centre, and the M5 motorway is within easy reach.

The internal accommodation comprises a hallway with a useful built-in storage cupboard, a spacious lounge diner, kitchen and conservatory, as well as two bedrooms and the bathroom.

With such a great private garden to the rear, this flat also boasts off-road parking to the front, and viewing is highly recommended.

Entrance Hallway The front door opens to the entrance hallway which has doors leading to the lounge diner, kitchen, two bedrooms and the bathroom.

Living Space 14' 7" x 10' 11" (4.45m x 3.33m) max A well-proportioned living space with a large uPVC double glazed window to the conservatory.

Kitchen 10' 6" x 7' 3" (3.21m x 2.21m) Containing a range of matching wall and base units. Integrated appliances include an oven with electric hob and extractor hood over, a washer dryer and a fridge freezer. Space is also provided for a dishwasher. The back door opens into the conservatory.

Conservatory 15' 4" x 8' 1" (4.67m x 2.46m) A large room with uPVC double glazed windows to three aspects, as well as a door leading out to the garden.

Bedroom 1 11' 11" x 10' 5" (3.62m x 3.18m) A double bedroom with a uPVC double glazed window to the front aspect.





Bathroom 7' 1" x 4' 11" (2.15m x 1.49m) Comprising a WC, basin and a bath with mains shower over.

Bedroom 2 8' 10" x 7' 3" (2.7m x 2.21m) plus wardrobe this bedroom benefits from a built-in wardrobe and a uPVC double glazed window to the front aspect.

Garden & Parking The flat has its own private garden to the rear with access from a rear gate or a door leading out from the conservatory. Off-road parking is available to the front of the property.

Property Information Tenure: Leasehold (we have been informed the lease length is 999 years from August 1988, with no current set maintenance changes). Council tax band: B.

- *2 Bedrooms*
- *Ground Floor Flat*
- *Off-Road Parking*
- *Large Private Garden*
- *Convenient Location*
- *No Onward Chain*





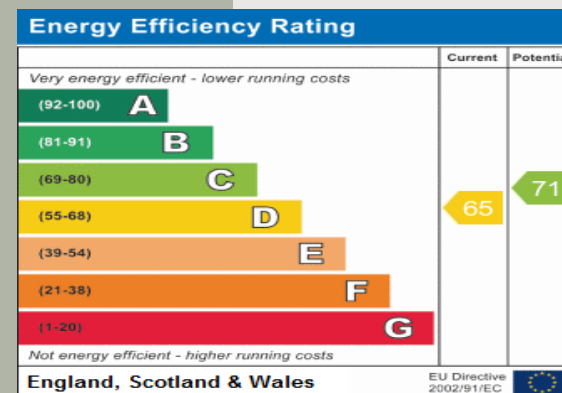
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Rating



SOUTHGATE
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