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2 Waring Bowen Court, Mill Road, Exeter, EX2 6LY



SOUTHGATE
ESTATES

£295,000





2 Waring Bowen Court, Mill Road

A beautifully presented ground floor flat located in the popular area of Countess Wear. The flat has been thoughtfully refurbished and briefly comprises an entrance hallway with access to the open-plan living space, the two double bedrooms (with an en suite to the master), and the main bathroom. Externally, the flat benefits from use of the communal gardens to the front and there is an allocated parking space in a car park to the rear.

The location is particularly popular with walkers, cyclists and those who enjoy the outdoor lifestyle with the close proximity to the canal and quayside. The area enjoys a range of nearby amenities including a number of pubs/eateries, such as Exeter Golf and Country Club, the Tally-Ho and the highly-popular Double Locks. Exeter's city centre is just over 2 miles away with its extensive range of shops and entertainment facilities. The attractive maritime port of Topsham is a similar distance to the South, and can be reached along the riverside path at low tide.

Accommodation

The front door opens to the welcoming entrance hallway which features Karndean flooring extending throughout many of the rooms. There is also a built-in cupboard allowing ample space for storage. A door opens into the sizeable open-plan living space which is complemented by a sash window to the front aspect with a pleasant outlook over the communal gardens. A feature fireplace is the focal point of the room, enjoying a stone surround. An archway opens into the kitchen area, which contains a range of stylish wall and base units with fitted worktops, a tiled splashback and a sink and drainer unit with a contemporary brass flexible hose mixer tap over. Integrated appliances include an oven with a gas hob and extractor hood over, a fridge freezer, plus space for a washing machine and a tumble dryer. A cupboard houses the Ideal boiler. The master bedroom is a well-proportioned double bedroom with the advantage of a built-in double wardrobe and a sash window to the front aspect. A door opens into the en suite shower room which incorporates a fitted mirror with a light, a shower cubicle, a close-coupled WC and a pedestal wash basin. Lastly, the main bathroom comprises a fitted mirror with a light, a bath with a mixer tap and shower head over, a pedestal wash basin and a close-coupled WC.





Communal Garden & Parking

To the front of the Waring Bowen Court is a communal lawned area with a path leading to the main entrance. The current vendor has planted various shrubs to the border outside the flat, with a bench allowing a perfect space to enjoy the gardens. To the rear of the block is a car park which provides an allocated space for the flat, along with various visitor parking spaces.

Property Information

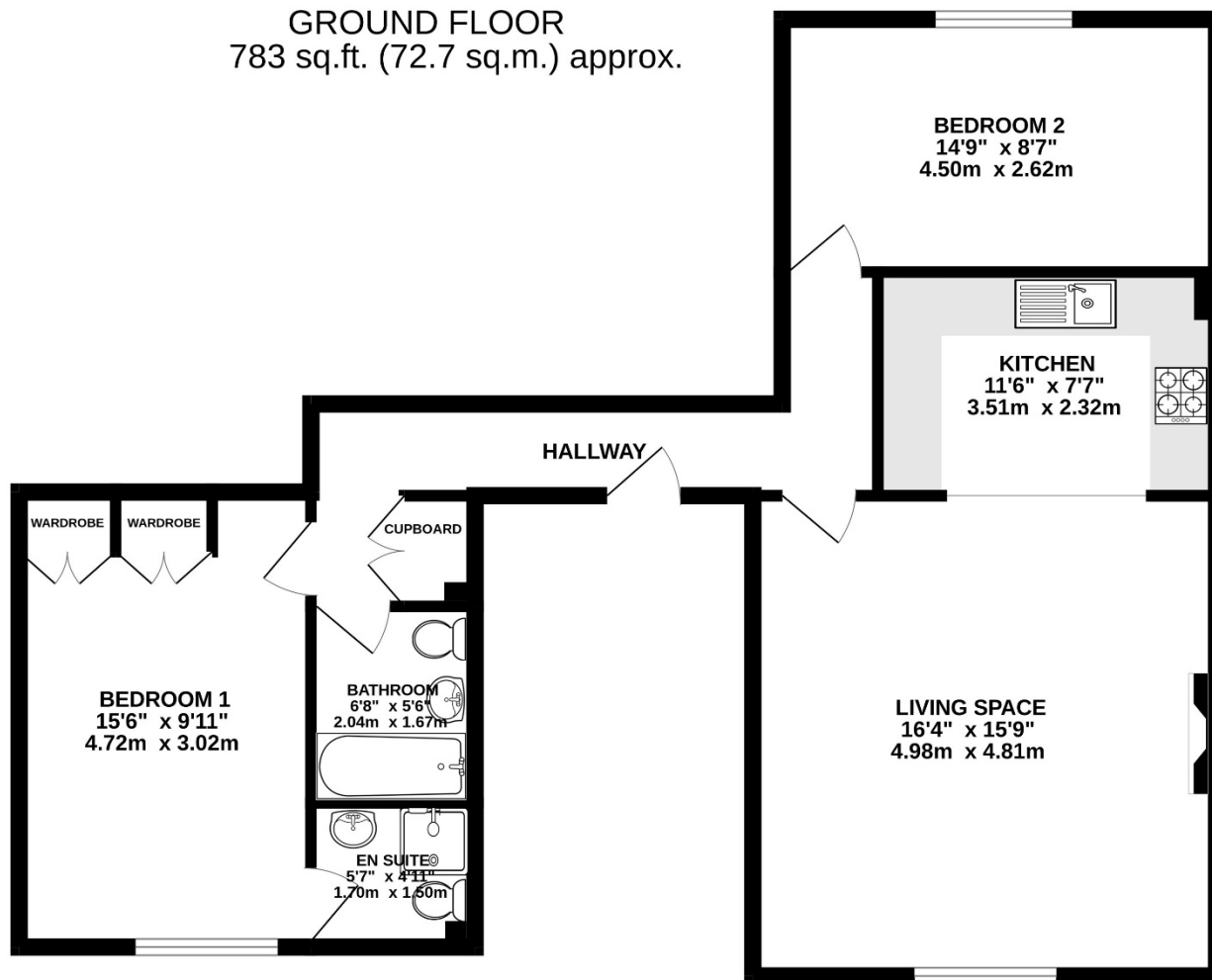
Tenure: Leasehold, 125 years from January 2000. Sale includes share of the freehold. Current maintenance charge £875 per year. Council tax band: C.

- *Ground Floor Flat*
- *Beautifully Presented*
- *Popular Location*
- *2 Double Bedrooms*
- *Pleasant Outlook*
- *Off-Road Parking*



GROUND FLOOR

783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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