



Situated in a highly popular and desirable residential area of St Leonards is this superb two bedroom coach house style apartment, perfectly located for easy access to the city centre, St Lukes campus and also local R D & E hospital. This lovely property features; an open plan living/dining room with archway through to a fitted kitchen, a inner hallway leads to the bedrooms and a modern bathroom. The property also benefits from a large single garage located beneath the property and the use of the central communal garden area. The property will be sold Chain Free and would make an ideal first home or investment property.

Curie Mews
Exeter £265,000

West of 

Curie Mews Exeter £265,000

Attractive coach house style apartment | Two double bedrooms |
 Spacious living/dining room | Fitted kitchen | Modern bathroom |
 Large single garage | Use of the communal garden | Good access to
 the city centre, R D & E Hospital and St Lukes Campus | Perfect first
 home or investment property | Chain Free

PROPERTY DETAILS:

APPROACH

Part glazed composite front door to entrance lobby.

ENTRANCE LOBBY

Small entrance lobby with stairs to first floor. Coat hanging space. Core matting flooring. Radiator.

LIVING ROOM

16' 7" x 12' 4" (5.05m x 3.76m) (max) Spacious living room with Upvc french doors with Juliette balcony to front aspect. Three radiators. TV and telephone points. Hatch to loft space. Archway to kitchen. Door to inner hallway.

KITCHEN

9' 9" x 5' 4" (2.97m x 1.63m) Fitted kitchen with range of base, wall and drawer units in light wood effect finish. Worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with extractor hood over. Integral fridge/freezer and washer/dryer. Velux ceiling window.

INNER HALLWAY

5' 9" x 3' 2" (1.75m x 0.97m) Inner hallway with doors leading to bedrooms and bathroom. Radiator.

BEDROOM 1

11' 8" x 10' 5" (3.56m x 3.18m) (max) Spacious double bedroom with Upvc french doors with Juliette balcony to front aspect and outlook over the central communal garden. Radiator. TV and telephone point. Door to storage cupboard complete with shelving.

BEDROOM 2

8' 8" x 7' 2" (2.64m x 2.18m) Further spacious bedroom with Upvc double glazed window to side aspect. Radiator.

BATHROOM

9' 6" x 6' 2" (2.9m x 1.88m) Light and spacious bathroom with modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer shower over. Radiator. Shaver point. Extractor fan. Part tiled walls. Velux ceiling window.

OUTSIDE

GARAGE

18' 3" x 6' 2" (5.56m x 1.88m) (max) Up and over door to large single garage located under the property. Door to under stair storage cupboard. Wall mounted gas combi boiler.

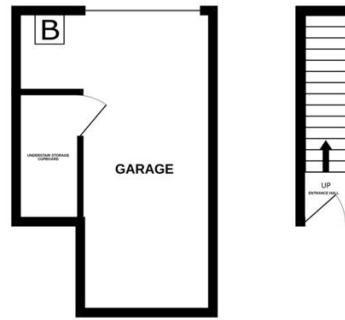
COMMUNAL GARDEN

Attractive central communal garden laid to lawn and central feature paved area. Step stone path leading to the front entrance to the property and further pathway under an archway to the garages.

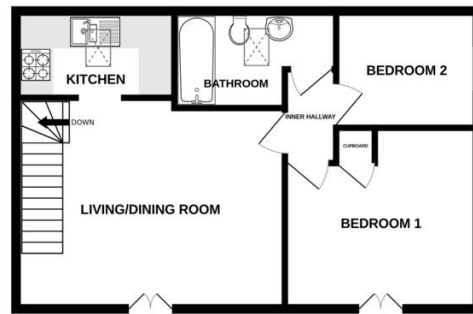
AGENTS NOTES:

The property is Leasehold - the lease is 999 years from year 2001 (976 years remaining)
 Council Tax Band: C - Exeter City Council
 Annual maintenance charge of £696.47 (inc buildings insurance) - Management Company - First Port

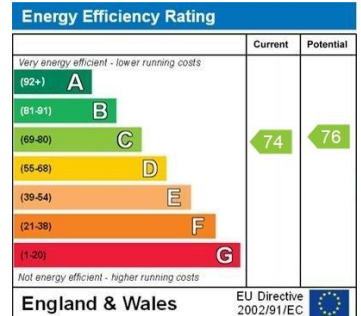
GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropac C2024



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967