



Ideal first home or Investment Property is this modern two bedroom apartment - perfectly situated in the Clist Heath area of Exeter offering good access to the city of Exeter, local train link, major road network and business parks. The property features; living/dining room, modern kitchen, two double bedrooms - master with en-suite, and modern bathroom. The property comes with one allocated parking space and is being sold Chain Free. The property would achieve a monthly rent in the region of £950 to £1000 (yield in the region of 6.3%-6.6%).

Lewis Crescent
Exeter O.I.E.O. £180,000

West of 

Lewis Crescent Exeter O.I.E.O. £180,000

Modern well located apartment | Two double bedrooms |
Spacious living/dining room | Modern kitchen | Master
bedroom with en-suite | Modern bathroom | Allocated parking
space | Double glazed and gas central heating | Chain Free |
Perfect first home or investment property

PROPERTY DETAILS:

APPROACH

Communal front door to communal entrance hallway with stairs leading down to front door of No 13 and entrance lobby.

ENTRANCE LOBBY

Small entrance lobby with door to entrance hallway.

ENTRANCE HALLWAY

Entrance hallway with doors leading to living/dining room, kitchen, bedrooms and bathroom. Radiator. Entry phone.

LIVING/DINING ROOM

12' 6" x 11' 0" (3.81m x 3.35m) Spacious room with Upvc double glazed window to side rear aspect. Radiator. TV and telephone points.

KITCHEN

13' 5" x 6' 0" (4.09m x 1.83m) Modern kitchen with range of base, wall and drawer units in high gloss cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and ceramic hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Radiator. Wall mounted gas combi boiler. Upvc double glazed window to rear aspect.

BEDROOM 1

13' 8" x 10' 6" (4.17m x 3.2m) (max) Good sized double bedroom with Upvc double glazed window to rear aspect. Radiator. Door to en-suite.

EN-SUITE

7' 2" x 3' 9" (2.18m x 1.14m) White suite comprising; low level w.c., pedestal hand wash basin and glass sliding doors to tiled shower enclosure with electric shower. Radiator. Extractor fan.

BEDROOM 2

9' 8" x 8' 0" (2.95m x 2.44m) Further good sized double bedroom with Upvc double glazed window to front aspect. Radiator.

BATHROOM

8' 5" x 5' 6" (2.57m x 1.68m) (max) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Extractor fan. Shaver point. Radiator.

OUTSIDE

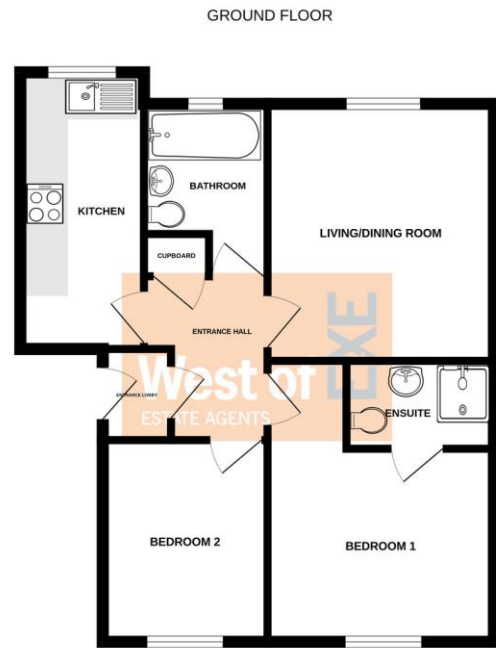
PARKING

One allocated parking space located in front of the property.

AGENTS NOTES:

The property is leasehold.

Council Tax Band: B - Exeter City Council



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mortgage 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	78
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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