



Beautifully presented first-floor apartment with two generous double bedrooms, offering approximately 47 sq. metres of living space. Ideally located for convenient access to the city centre, local business parks, and a wide range of amenities. Recently redecorated and newly carpeted throughout, the property comprises a bright and spacious living/dining area, a well-proportioned kitchen, two large double bedrooms (the master benefiting from an en-suite shower room), and a modern family bathroom. Additional benefits include an allocated parking space. This apartment would make an excellent first home or a smart investment opportunity, with a rental income of £1,100 per month (yield around 7%).

Seabrook Mews
Exeter £185,000

East of 

Seabrook Mews Exeter £185,000

Larger than average first floor apartment | Two large double bedrooms | Light and spacious living/dining room | Separate large kitchen | Master bedroom with en-suite | Modern bathroom | Allocated parking space | Gas central heating and double glazed | Chain Free | Ideal first home or investment property

PROPERTY DETAILS

APPROACH

Communal front door to communal entrance hallway with stairs to first floor. Front door to apartment 18 and entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to living/dining room, kitchen, bedrooms and bathroom. Radiator. Entry phone. Coat hanging space.

LIVING/DINING ROOM

21' 1" x 18' 4" (6.43m x 5.59m) (max - irregular shaped room) Wonderful light and spacious living/dining room with Upvc double glazed window to rear aspect and Upvc french doors to Juliet balcony. Radiator. TV and telephone points. Feature fireplace with wood mantle, polished stone effect inset and hearth with fitted electric coal effect fire.

KITCHEN

9' 5" x 8' 7" (2.87m x 2.62m) Upvc double glazed window to rear aspect. Attractive shaker style fitted kitchen with range of base, wall and drawer units in oak effect wood finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Further under worktop appliance space. Tiled floor. Extractor fan. Door to matching wall cupboard housing gas boiler.

BEDROOM 1

14' 8" x 14' 6" (4.47m x 4.42m) (max - irregular shaped room) Large double bedroom with Upvc double glazed window to front aspect. Radiator. TV point. Power points with USB points. Door to en-suite.

EN-SUITE

7' 6" x 6' 7" (2.29m x 2.01m) (max) Upvc double glazed window to front aspect with obscure glass. White suite comprising: low level w.c., hand wash basin set in vanity unit and glass sliding door to large tiled shower enclosure with mixer shower. Extractor fan. Shaver point. Door to airing cupboard complete with hot water tank and shelf.

BEDROOM 2

15' 1" x 9' 1" (4.6m x 2.77m) (max) Further spacious double bedroom with two Upvc double glazed windows to side aspect. Radiator.

BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) White suite comprising: low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, glass folding screen and electric shower over. Tiled floor. Radiator. Shaver point. Extractor fan.

OUTSIDE

PARKING

One allocated parking space located in residents car park to front of the property.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:

Tenure: Leasehold - 155 years from July 2005 - 136 years remaining

Service charge: Monthly £170 (including buildings insurance)

Ground rent : Annual £296.60

Council Tax Band: B

Council: Exeter City Council

Parking: One allocated parking space

Garden: No outside space

Electricity: Mains

Gas: Mains

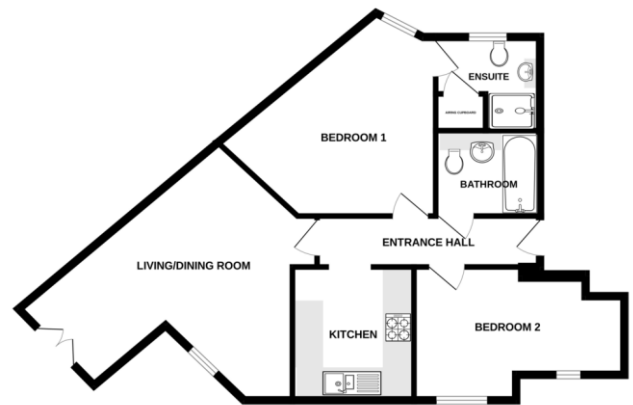
Heating: Gas central heating

Water Supply: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed - 16 Mbps and Highest available upload speed - 1 Mbps. Faster speeds are available with additional costs.

FIRST FLOOR



Measurements are approximate. Not to scale. Illustration purposes only.
Made with SmartDraw 12/2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 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