



Brook Close, Exeter
Guide Price £180,000 - £190,000



Brook Close

Exeter, EX1 3JL

The Property

This is an excellent opportunity to acquire a ground floor flat with both front and rear garden, close to local amenities and schools. The property opens into a hallway, giving access to the living room, which has a large window to the front. The kitchen is fitted with cream wall and base units and tiled splashbacks. There are two generous double bedrooms, bedroom one has a window to the front and bedroom has a window facing the rear. The shower room has a walk in shower, white W.C and wash hand basin. Externally, there is a front garden, laid to lawn and another garden to the rear, also laid to lawn. There is a large designated store in a block to the side. The property is well presented and will be perfect for first time buyers or investors.

The Location

The property is located in the popular residential are of Whipton. There are several amenities in the area including the local 'village' shops, schools, supermarkets, dentists and doctors surgery. The property gives easy access to both the city centre and the major road networks on the outskirts of the city.

Directions

If leaving the city centre from Western Way take Blackboy Road from the roundabout towards Pinhoe and Broadclyst. This becomes Pinhoe Road, follow the road past the parade of shops and the turn right into Vaughan Road, then turn left into Whipton Barton Road and then immediately left into Brookway. Turn left into Brook Close and the property will be found on the right hand side.

Communal Hall

Access to rear garden, front door to hallway.





Hall

Doors to all rooms, storage cupboard.

Living Room

Window to front, fireplace, space for dining table.

Kitchen

Fitted wall and base units, window to rear, fitted oven, hob and fridge/freezer. Space for further appliances.

Bedroom One

Large double room with window to front.

Bedroom Two

Good-sized double room with window to rear.

Shower Room

Shower cubicle, W.C and wash hand basin. Window to rear.

Outside

Front and rear gardens, all laid to lawn. Large store. Residents parking area.

Lease Information

Leasehold

Lease length - 125 years from 1989

Service charge - £170 per quarter

Ground rent - £10 per year



Miscellaneous items

EPC: C
Council Tax: A
Utilities: All main services
Authority: Exeter City
Tenure: Leasehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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Independent Mortgage Advice

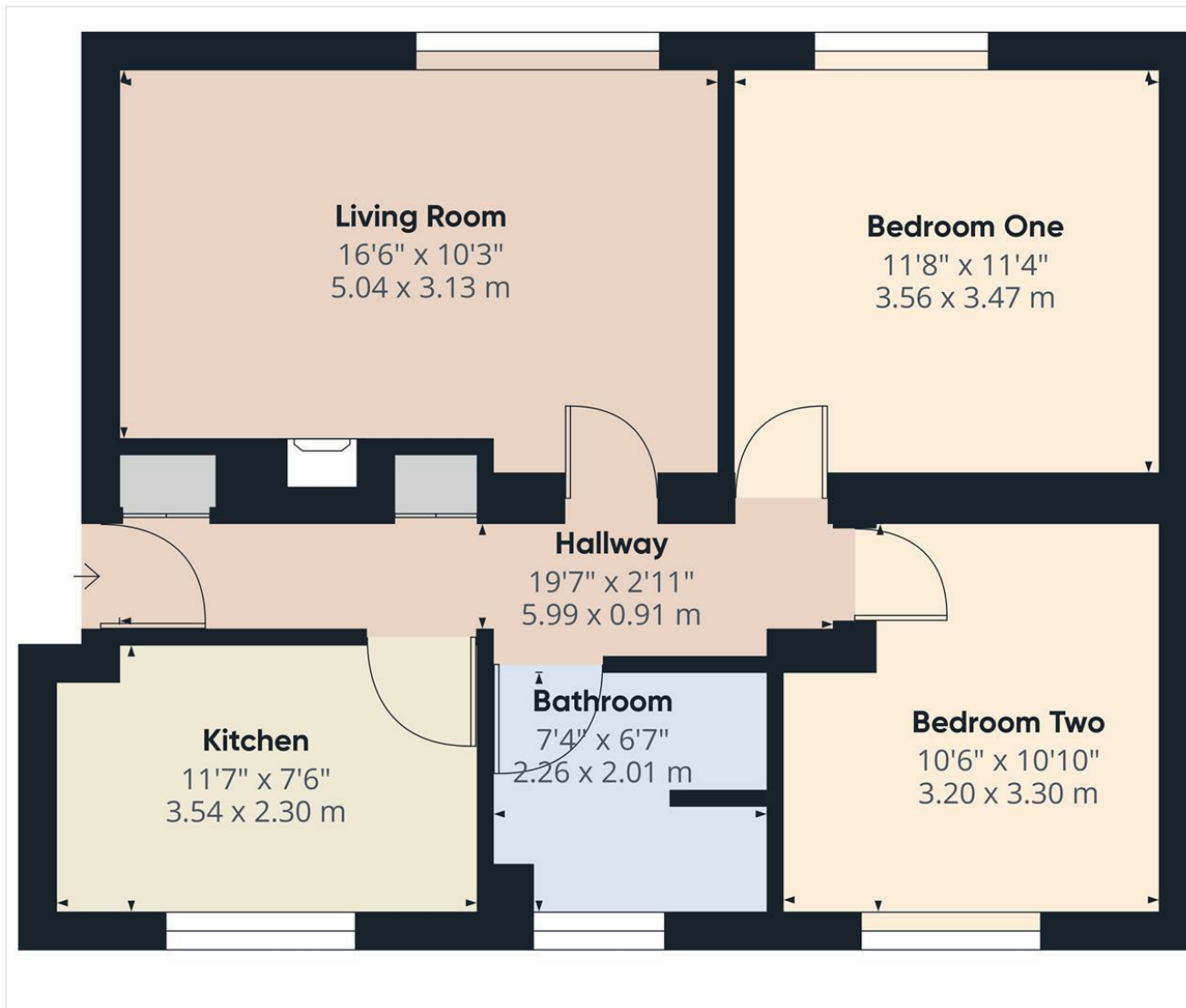
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Approximate total area⁽¹⁾

637.13 ft²
59.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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