



Barrack Road, Exeter
Guide Price £230,000





4 Francis Court Barrack Road Exeter, EX2 5EE

This spacious and well presented first floor flat is ideal for buyers looking for little or no work to do. There are two double bedrooms, a large living room, kitchen/breakfast room and bathroom. There is also a south facing balcony and the property also has a lift so is great for anyone with mobility issues. Externally the property has a lockable store and a garage accessed from Manston Terrace.

- A SPACIOUS & WELL PRESENTED FIRST FLOOR FLAT
- LARGE LIVING ROOM & KITCHEN BREAKFAST ROOM
- PLENTY OF STORAGE
- SITUATED IN ST. LEONARDS, CLOSE TO THE RD&E HOSPITAL
- BATHROOM & BALCONY
- NO ONWARD CHAIN
- TWO GENEROUS DOUBLE BEDROOMS
- GARAGE AND EXTERNAL STORE
- SHARE OF FREEHOLD



The Property

This spacious and well presented first floor flat is ideal for buyers looking for little or no work to do. There are two double bedrooms, a large living room, kitchen/breakfast room and bathroom. There is also a south facing balcony from the entrance hall which also links to bedroom one. The accommodation is well proportioned with large, light and open rooms, creating a fantastic living space in a great location. The property also has a lift so is great for anyone with mobility issues. Externally the property has a lockable store and a garage accessed from Manston Terrace.

The Location

Situated in the much sought after area of St. Leonards within 1.5 miles of the city centre with a plethora of amenities including shops, restaurants and historical sites like the beautiful cathedral. Locally there are several independent shops and restaurants and a selection of good schools too. The RD&E main hospital is just a very short walk away. Access to the river is not far away which offers a level stroll to the historic quayside in one direction and to the canal and river plains in the other. Barrack road provides easy access in and out of the city via Heavitree road or Topsham road, the latter also leading east in the direction of the M5 Motorway. Exeter St. Davids Station is under 2 miles away and provides links to London Paddington and also north east to Bristol and beyond and Central Station to London on the Waterloo Line.

Directions

From Exeter city centre head out on Topsham Road towards Countess Wear and turn left into Barrack Road towards the hospital. Continue up barrack road passing the RD&E hospital on the right and the building will be easily seen on the left.

Communal Hall

Telephone entry system, stairs and lift to all floors.

Entrance Hall

Storage cupboard, door to balcony, door to living room.

Living Room

Large open room with window to the front, door to kitchen/breakfast room and door to inner hall.

Balcony

A private, south facing space with room for a table and chairs.

Kitchen/Breakfast Room

A generous room fitted with wall and base units, fitted oven and hob with space for further appliances. Space for a good size table and two windows to the rear.

Inner Hall

Two storage cupboards, doors to bedrooms and bathroom.

Bedroom One

Large, double room with window to front and door to balcony.

Bedroom Two

Double room with built in wardrobe and window to side.

Bathroom

White suite including bath with shower over and panelled surround. W.C and wash hand basin. Window to rear.

Outside

External store, garage.

Lease Information

Share of freehold

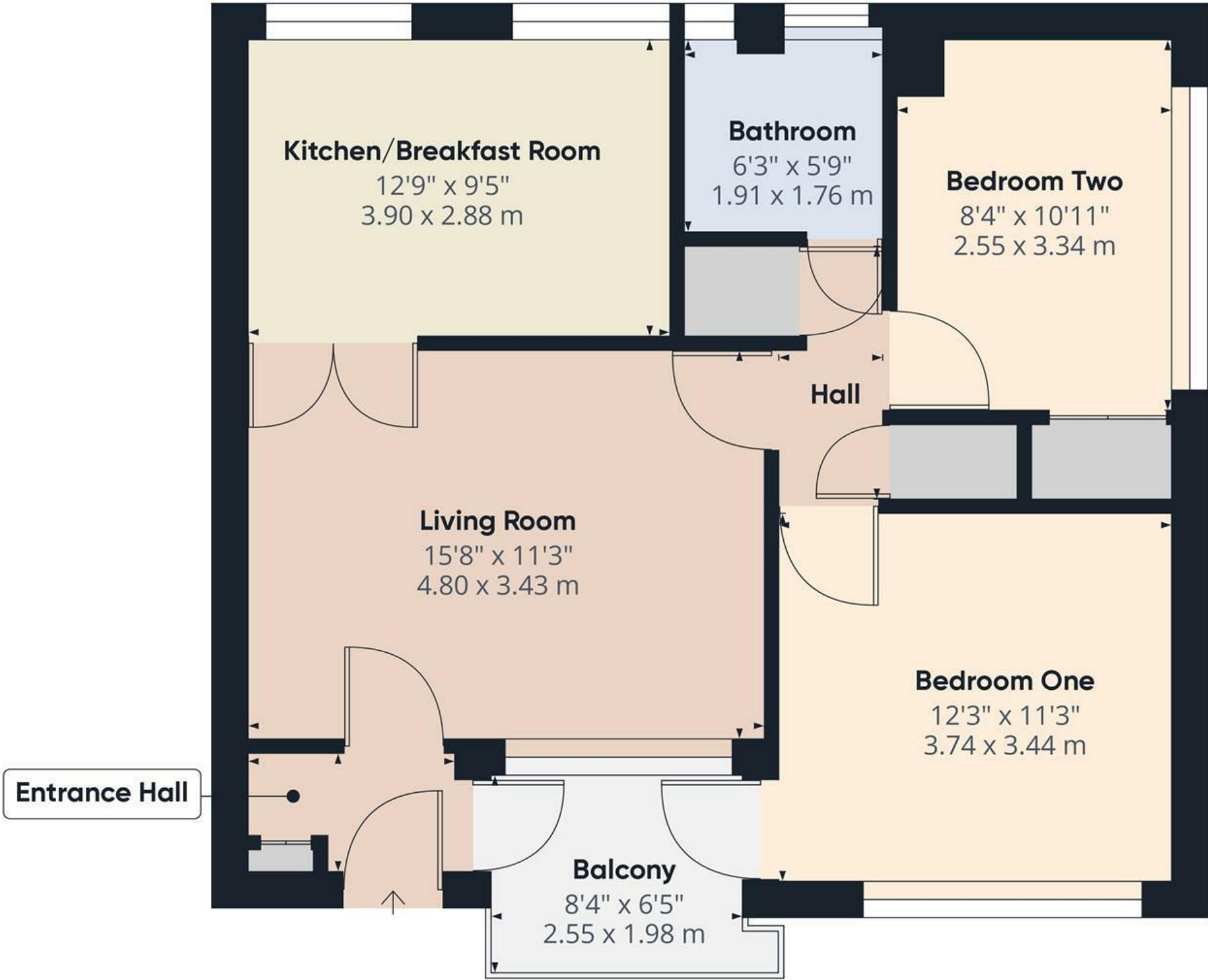
Lease length - 199 years from 1963

Service charge - Paid 6 monthly in arrears, average of £100 per month.

Ground rent - None







Approximate total area⁽¹⁾

660.21 ft²
61.34 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.

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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Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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Miscellaneous items

EPC: Ordered

Council Tax: B

Utilities: All main services

Authority: Exeter City

Tenure: Leasehold - Share of Freehold

For more information or to book a viewing, please contact:

T: 01392 259395

E: Exeter@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 20 Queen Street, Exeter, Devon, EX4 3SN

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