



Red Lion Lane, Exeter  
Guide Price £190,000



# 10 Wheaton House Red Lion Lane

Exeter, EX1 2FG

## The Property

This is a fantastic opportunity to acquire a two bedroom, modern city centre flat with no onward chain. Superbly presented, the property would be great for young professionals or investors, as it is currently let for £750 per month. The property has two double bedrooms, a large open plan kitchen/living room and a bathroom. The property has been well maintained by the current tenant so buyers will have little or no work to do. The property comes with no onward chain and viewing is highly recommended.

## The Location

The property is ideally located in the heart of the city centre with immediate access to Sidwell Street and the High Street beyond. The city centre has a wealth of amenities from shopping, dining and historical sites like the magnificent Cathedral. Sidwell Street has recently become a hotspot for great food with a multitude of cuisines to choose from. The bus station is nearby, as is the wonderful St. Sidwells point leisure centre. Central and St. Davids train stations are within a mile and give access to London and the rest of the country.





### **Directions**

From John Lewis, proceed up Sidwell Street until the crossroads, where you'll see the Duke of York pub on the left. Turn right onto Summerland Street and then immediately left onto Red Lion Lane. Wheaton House can be found on the right hand side.

### **Communal Hall**

Lift to all floors, telephone entry system.

### **Entrance Hall**

Doors to all rooms, storage cupboard.

### **Kitchen/Living Room**

Large open plan room, kitchen fitted with wall and base units plus integrated double oven, hob and extractor, fridge/freezer. Generous living area with space for breakfast table. Window to rear.

### **Bedroom One**

Large double room with window to rear.

### **Bedroom Two**

Double room with window to rear.

### **Bathroom**

White suite with bath, shower over and tiled surround, W.C and wash hand basin.

### **Lease Information**

Leasehold

Lease length - 121 years from 2011.

Service charge - £1,313.26 per year.

Ground rent - £200 per year.



#### Miscellaneous items

EPC: C  
Council Tax: B  
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](http://www.chasebuchanan.co.uk)

#### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

#### Independent Mortgage Advice

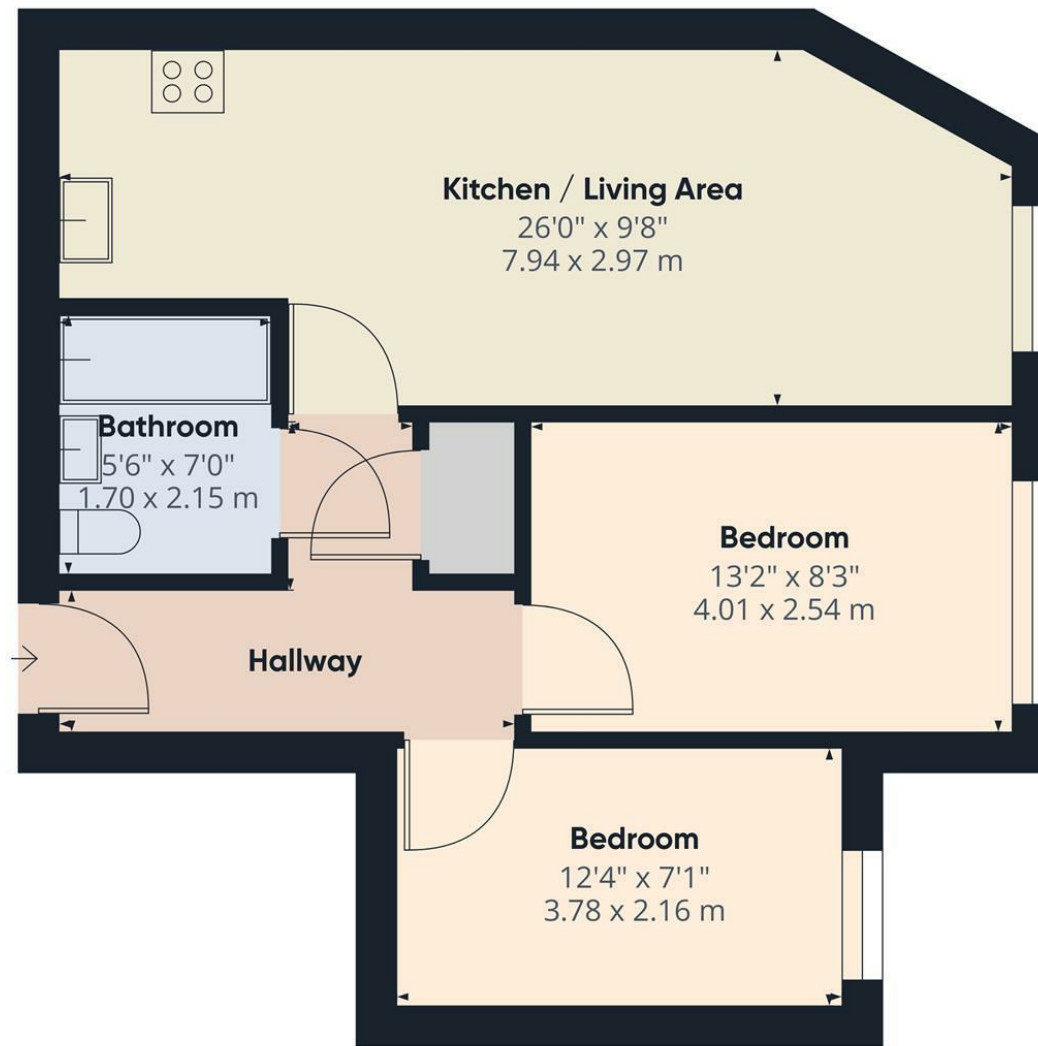
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- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* 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.



Approximate total area<sup>®</sup>

546.16 ft<sup>2</sup>  
50.74 m<sup>2</sup>

(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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