

118 Myrtlebury Way, Exeter, EX1 3WX



A light and spacious ground floor two bedroom apartment with a private front garden and allocated parking space. The property is conveniently situated for access to major road networks and local amenities. The light and spacious accommodation comprises communal entrance hallway, open plan living/dining room with double doors out to the garden, modern kitchen, two bedrooms, bathroom. Offered for sale with the option of tenants in Situ paying £875 PCM.

Offers in Excess of £190,000

Leasehold

DCX00341

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hallway

Access via a solid front door, doors to the lounge, bedroom one, bedroom two, bathroom, storage cupboard and radiator.

Lounge 13' 3" x 10' 1" (4.034m x 3.063m)

Front aspect uPVC french doors leading to the private front garden, television point, telephone point, radiator and opening to the kitchen/breakfast room.



Kitchen/Breakfast Room 9' 10" x 7' 6" (3.000m x 2.284m)

Front aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink and a half with a mixer tap and single drainer, rolled edge work surfaces, integrated oven and hob with an extractor fan above, plumbing for a washing machine, further appliance space, concealed wall mounted boiler, seating area, spotlighting.



Bedroom One 11' 10" x 8' 0" (3.618m x 2.432m)

Rear aspect uPVC double glazed frosted window, radiator.



Bedroom Two 11' 1" x 8' 0" (3.370m x 2.437m)

Rear aspect uPVC double glazed window, radiator.



Bathroom

Modern fitted three piece suite comprising panel enclosed bath with a mira shower above, low level WC, wash hand basin, part tiled walls, shaver point, extractor fan and heated towel rail.



Garden

Enclosed garden to the front of the property via a picket fence. shingle seating area, mature shrubs and covered paved seating area.



Parking

Off Road parking to the rear for one vehicle.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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