

Flat 24 The Meads, Wyndham Road, Silverton Exeter, EX5 4HL



New to the market is this fabulous, first floor retirement apartment with one bedroom, in the Meads, in the heart of the sought after village of Silverton. The Meads is a purpose-built development of managed retirement apartments for the over 60s, offering a range of facilities including a guest suite, a residents lounge and a laundry room. The front door of the complex leads into a lobby where there is a secure intercom access system providing controlled entry into the ground floor hallway, where there is a lift and stairs to the first floor and the entrance of the apartment. Inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming with electric heating and double glazing. The entrance hallway is carpeted and has a deep cupboard on one side with shelving and an insulated hot water cylinder. There is a pull-cord alarm system, monitored 24/7 for peace of mind and there are red string-pulls strategically positioned around the apartment.

Offers in the region of £80,000 Leasehold DCX01682

Flat 24 The Meads, Wyndham Road, Silverton, Exeter, EX5 4HL

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via solid wood front door. With doors to the lounge, bedroom, shower room and storage cupboard. Electric night storage heater. Telephone intercom. Coved ceiling. Access to the loft void above.

Lounge 14' 9" x 12' 10" (4.49m x 3.899m)

Front aspect uPVC double glazed window with views over the communal areas. Electric fireplace with marble hearth and wooden mantle. Television point. Telephone point. Coved ceiling. Wall lights. Electric heater. Part-glazed door through to the kitchen.



Kitchen 6' 0" x 7' 6" (1.829m x 2.281m)

Fitted range of eye and base level units with stainless steel sink and mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Integrated fridge and freezer. Coved ceiling.



Bedroom One 10' 8" x 11' 8" (3.258m x 3.56m)

Front aspect uPVC double-glazed windows. Triple built-in wardrobe with hanging space and shelving. Television point. Coved ceiling. Electric heater.



Shower Room

Three piece white suite comprising of fully enclosed shower, low level WC, wash hand basin with mixer tap. Part tiled walls. Extractor fan. Coved ceiling.



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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookslays are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy performance certificate (EPC)

Flat 24 The Meads Wyndham Road Silverton EXETER EX5 4HL	Energy rating C	Valid until: 23 January 2030 <hr/> Certificate number: 8940-7629-6780-1894-5226
---	-------------------------------	--

Property type

Top-floor flat

Total floor area

47 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).