

8b St. Matthews Close, Newtown, Exeter, EX1 2EX



Investment opportunity currently rented and to be sold with the tenants in situ with an income of £21,000 per annum. A well presented three bedroom second floor apartment situated in a sought after location within easy access of the RD & E and City Centre with accommodation comprising entrance hall, lounge, three double bedroom, kitchen/ breakfast room, cloakroom and shower room. Viewing is highly recommended.

Offers in Excess of £195,000 Leasehold DCX02447

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THE ACCOMMODATION COMPRISES:

Entrance Hall

With doors to the lounge, kitchen/breakfast room, bedroom one, bedroom two, cloakroom and shower room. Two storage cupboards, telephone intercom system, and electric night storage heater.

Lounge 8' 3" x 9' 1" (2.511m x 2.762m)

Rear aspect uPVC double glazed window with view over the communal gardens. Electric night storage heater and door through to bedroom three.



Kitchen/Breakfast Room 11' 1" x 9' 2" (3.377m x 2.787m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above, plumbing for washing machine, further appliance space, integrated dishwasher, seating area and storage cupboard.



Bedroom One 10' 3" x 10' 10" (3.118m x 3.292m)

Front aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving.



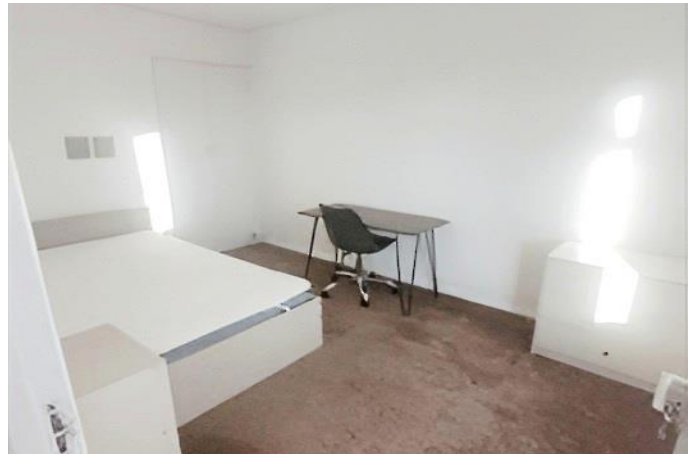
Bedroom Two 11' 3" x 12' 4" (3.439m x 3.758m)

Rear aspect uPVC double glazed window with view over the communal gardens.



Bedroom Three 12' 3" x 8' 8" (3.726m x 2.633m)

Rear aspect uPVC double glazed window. Wardrobe with hanging space and shelving.



Shower Room

Front aspect frosted uPVC double glazed window. Walk in shower cubicle with Titran shower, low level WC, wash hand basing with mixer tap and storage below, part tiled walls and extractor fan.



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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Cookbooks 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.

Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC and tiled walls.

Lease Information

Lease Term 173 years remaining Service charge £95.45 per month



Floor Plan
Floor area 88.9 m² (957 sq.ft.)

TOTAL: 88.9 m² (957 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

