

34a Lancelot Road, Exeter, EX4 9DA



A spacious first floor apartment situated close to local amenities and easy access of the schools and local shops. With accommodation comprising entrance hall, lounge with balcony, two double bedrooms, kitchen, bathroom, separate cloakroom and rear garden. Ideal for an investment. Viewing highly recommended.

Offers in the Region of £165,000 Leasehold DCX02452

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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 Hall

Access via part frosted front door with doors to the lounge, kitchen, bedroom one, bedroom two, bathroom, cloakroom, storage cupboard with shelving and a further store cupboard. Telephone intercom system and radiator.

Lounge 16' 7" x 11' 5" (5.044m x 3.488m)

Front aspect uPVC double glazed window with a view over the front garden. Television point, telephone point, radiator and door through to the balcony.



Kitchen 10' 1" x 7' 7" (3.068m x 2.301m)

Rear aspect uPVC double glazed window. Fitted range of eye and base units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Gas cooker point, further appliance space, sliding doors to the storage cupboard with shelving and wall mounted boiler. Radiator.



Bedroom One 11' 9" x 11' 6" (3.581m x 3.493m)

Front aspect uPVC double glazed window. Radiator.



Bedroom Two 10' 11" x 10' 6" (3.329m x 3.191m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Panel enclosed bath with mixer tap and hand held shower above, wash hand basin, part tiled walls, extractor fan and radiator.



Cloakroom

Rear aspect frosted uPVC double glazed window. Low level WC.

Garden and Outbuilding

To the rear of the property is a rear garden and a storage cupboard.



Lease Information

Lease length - 89 years.

Service charge is approximately £40 per month including insurance.

Ground rent is £10 per annum.



Floor Plan
Floor area 79.8 m² (859 sq.ft.)

TOTAL: 79.8 m² (859 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.io

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