

49 Leypark Road, Exeter, EX1 3NX



A ground-floor maisonette with two double bedrooms, an enclosed rear garden and parking, in the Whipton area of Exeter. The property is situated with close to schools, shops and has good access in and out of the city. The spacious accommodation benefits from an entrance hall, lounge, kitchen, two bedrooms, bathroom, rear garden, off road parking.

Offers in the Region of £200,000 Leasehold DCX02754

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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

Accessed via uPVC part frosted front door. With front aspect uPVC part frosted window. Doors to lounge, kitchen, bedroom one, bedroom two and bathroom. Understairs storage area. Cupboard housing electric meters. Radiator.

Lounge 15' 11" x 11' 8" (4.851m x 3.562m)

Front and rear aspect uPVC double glazed windows. Electric wall mounted fireplace. Television point. Telephone point. Wood laminate flooring. Radiator.



Kitchen 9' 2" x 6' 10" (2.787m x 2.084m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point, plumbing for washing machine and further appliance space. Wall mounted boiler. Extractor fan. Storage cupboard. Radiator. uPVC part glazed door leads to the rear garden.



Bedroom One 14' 2" x 9' 6" (4.308m x 2.883m)

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



Bedroom Two 11' 0" x 9' 7" (3.357m x 2.928m)

Front aspect uPVC double glazed window. Television point. Radiator.



Bathroom

Rear aspect uPVC double glazed frosted window. Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC and pedestal wash hand basin. Part tiled walls, extractor fan and radiator.



Rear Garden

Enclosed rear garden with steps and paved seating area leading through to a further lawned area. Shingle area, steps to further lawned area. Brick build storage out building. Gated access to the front of the property. Outside tap.



Front of the property

Off road parking for one vehicle.

Front Garden

Mainly laid to lawn with pedestrian access to the front door.

Service Charges

Service charges: £368.24 per annum

Ground Rent: £10 per annum

Lease Length: 109 years remaining

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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GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



