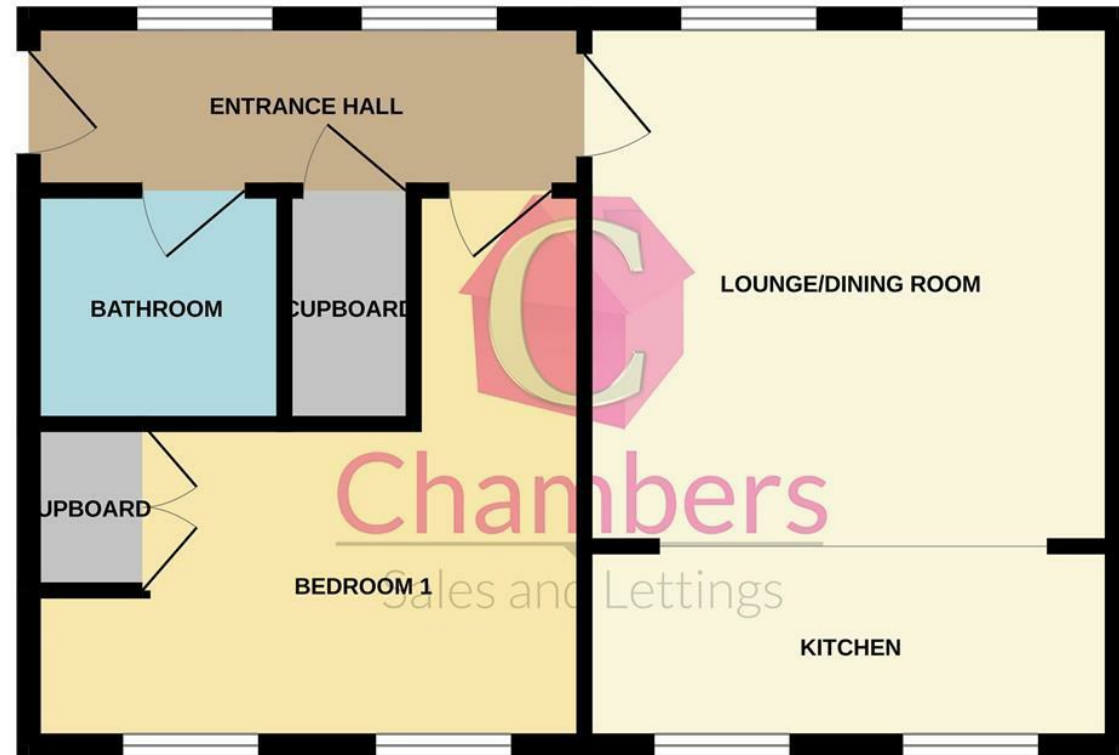


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

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<https://www.chambersstateagency.com/>



1 Bed
Apartment - Studio
located in Titchfield Common



117 Bedford Drive Titchfield Common Exeter

Asking Price £179,950
Leasehold



Chambers are pleased to be selling this very light and airy first floor apartment situated in the popular development adjacent to Hunts Pond Road in Titchfield Common. This property briefly comprises an entrance hall with much light coming from two windows with doors leading to a large storage cupboard, an open-planned living space offering lounge/dining room into the fully fitted modern kitchen, one light and airy double bedroom with access to a loft and modern bathroom suite. The outside also benefits an allocated parking space and a bike store. Conveniently situated close to local schools, shops and the M27 for the commuter makes this an ideal purchase. Call our office today as this property would make an ideal investment or first time buy which is offered with NO FORWARD CHAIN! 01329 665700.

Communal Front Door

Communal area for 115 & 117, Stairs up to:

Front Door

Into:

Entrance Hall

Skimmed ceiling, PVCu two double glazed windows to rear elevation, access to large cupboard, telephone point, radiator, Doors to:

Lounge/Dining Room

13'0" x 11'11"

Skimmed ceiling, PVCu two double glazed windows to rear elevation, television point, telephone point, radiator. Open to:

Kitchen

12'1" x 5'6"

Skimmed ceiling, PVCu double glazed window to front elevation, a modern range of fitted wall and base/drawer units with work surface over, inset sink, integrated oven with gas hob and extractor hood over, washing machine included, space for fridge/freezer, fully serviced boiler.

Bedroom

15'5" x 8'10"

Skimmed ceiling, PVCu two double glazed windows to front elevation, fitted cupboard with double doors, access to loft void, radiator.

Bathroom

6'10" x 7'9"

Skimmed ceiling, suite comprising panel bath with shower head over, low level WC, wash basin, extractor fan, tiled, radiator.

Outside

Allocated parking

One allocated parking space located at the rear of this property.

There is access to communal gardens at the rear of the property

Bike Store

Communal bike storage which is secured with a code for the residents only.

Leasehold Information

Ground Rent: £500 per annum

Service Charge £1031.17 per annum

Length of Lease -125years from 1st January 2011



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

England & Wales EU Directive 2002/91/EC

