



27 Mowbray Court Butts Road Exeter, EX2 5TQ

MOTIVATED SELLERS, PRICED TO SELL! NO ONWARD CHAIN. This spacious 2 bedroom retirement apartment is accessed at ground floor level through the building while being above lower ground floor apartments allowing plenty of light into the rooms. The property is presented in well maintained condition and has benefitted in recent times from a recently modernised shower room with extra wide shower enclosure.

This particular flat enjoys a quiet, tucked away position with picturesque views across well kept communal gardens.

Perfect for a single person or couple seeking independent and secure living within one of Exeter's most popular retirement developments lying close to Heavitree's comprehensive shopping centre, Heavitree Park, hospitals and a regular bus service to and from the city centre.

Heavitree Pleasure Park is arguably one of the most popular parks in Exeter and boasts a vibrant café/community hub venue. Construction at the park is also underway for a new splash pad with water features and an upgraded play environment.

This retirement complex benefits from having an on-site resident House Manager for added security and peace of mind, mobility scooter store, residents' car park and an excellent range of communal facilities and social events.

Asking Price £125,000

27 Mowbray Court Butts Road

Exeter, EX2 5TQ



- MOTIVATED SELLERS, PRICED TO SELL
- Lounge/Diner & Kitchen
- Electric Heating & uPVC Double Glazing
- Excellent Communal Facilities & Events
- NO ONWARD CHAIN
- 2 Double Bedrooms
- Emergency Pendant Alarms
- Private Entrance Hall
- Modernised Shower Room
- Beautifully Maintained Communal Grounds

Private Entrance Hall

Lease Information

Lounge/Dining Room

17'4" x 10'4" (5.30m x 3.16m)

Kitchen

7'3" x 6'10" (2.23m x 2.10m)

Bedroom 1

13'4" x 9'5" (4.08m x 2.89m)

Bedroom 2

14'3" x 8'7" (4.36m x 2.63m)

Shower Room

6'10" x 5'5" (2.10m x 1.66m)

Mowbray Court Information - See Online

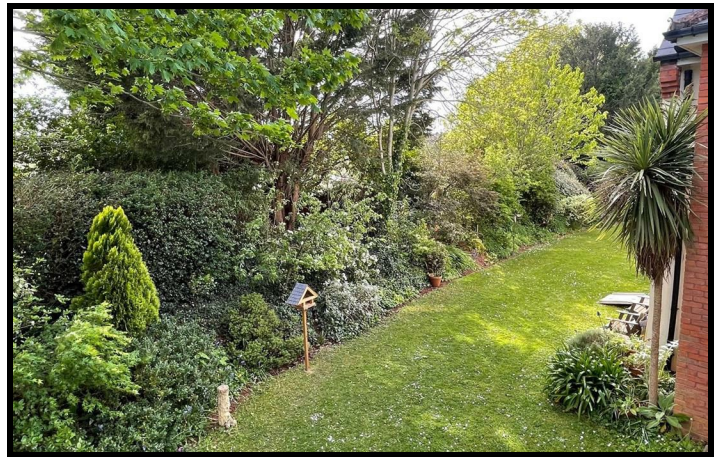
Age Restriction

Service Charge & Ground Rent



Directions





Floor Plan



Total area: approx. 58.7 sq. metres (631.6 sq. feet)
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.
27 Mowbray Court, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
		73			
		80			