

Trews Weir Reach, EX2

M⁰VELI



Trews Weir Reach, EX2

A spacious second floor flat in need of modernisation. The property has two double bedrooms, a large living room and the added benefit of parking and a garage. No onward chain.

- A SPACIOUS SECOND FLOOR FLAT
- SITUATED CLOSE TO THE RIVER/ QUAY & AMENITIES
- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM
- KITCHEN & BATHROOM
- IN NEED OF MODERNISATION
- PARKING & GARAGE
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

This is an excellent opportunity to acquire a flat situated close to the river, quay and all of the leisure facilities it has to offer. The property is in need of modernisation but has been priced realistically, giving buyers the chance to create a lovely home and potentially add value.

Cygnet Court is located in the Trews Weir Reach area, just behind the buildings that front onto the river, access to the popular river walks is within easy reach. The property has a communal door with secure entry system, stairs lead to the second floor and into the entrance hall which has a storage cupboard. The living room is a generous space with windows to the rear and side making it a light and airy room. The kitchen is a good size and is fitted with wall and base units and integrated oven, hob and extractor. There is a built-in airing cupboard and a large Velux window to the front.

Both bedrooms are double rooms, bedroom one is a generous room with a window to the rear and fitted wardrobes, bedroom two is a small double room with a window to the front. Completing the accommodation is the shower room with a walk-in shower, W.C and matching sink unit. ▶





- ▶ Externally, there are small areas of communal grounds which are planted with mature shrubs. The parking area has a dedicated parking space and access to the garage, with an up and over door.

Tenure: Share of Freehold
Council Tax Band: C
Local Authority: Exeter
999 year lease from 24/6/1990
Service charge: £1,400 per year



LOCATION

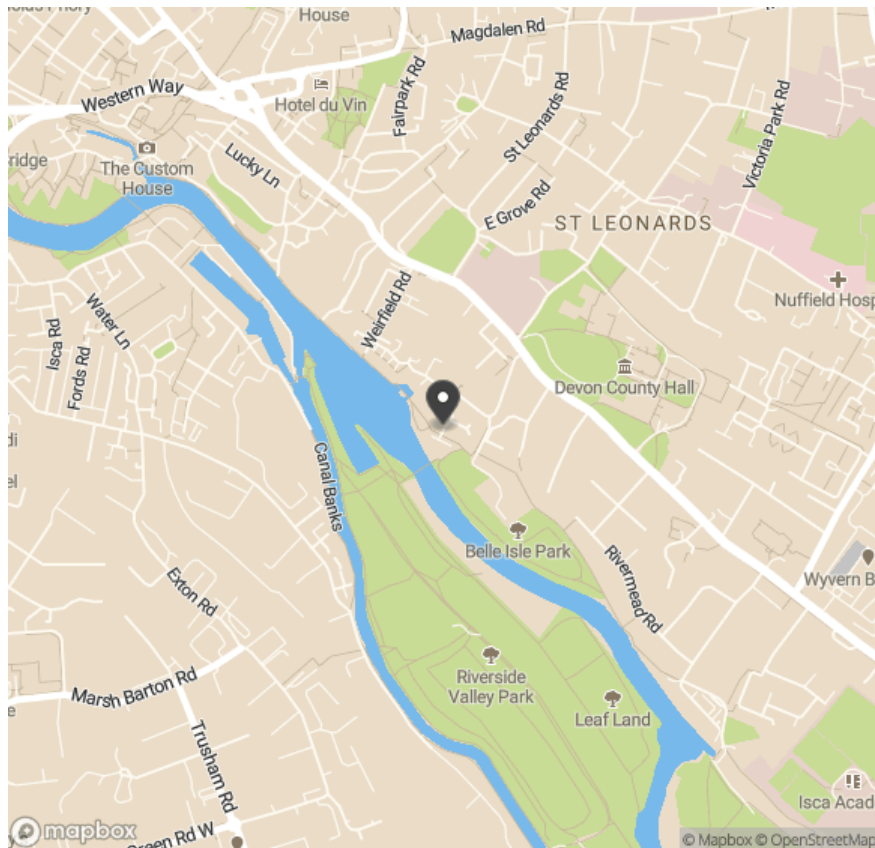


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **TBC**

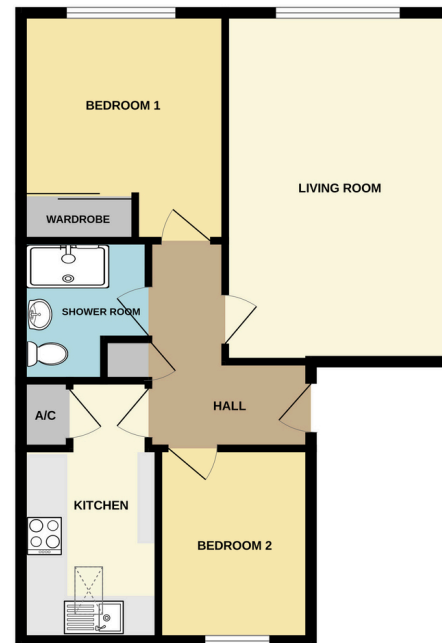
Potential: **TBC**



FLOOR PLAN

612 sq ft (56 sq m)

SECOND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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