



A light and spacious ground floor one-bedroom apartment, ideally situated in a prime location within easy walking distance of the Exeter hospitals, city centre and the River Exe. Beautifully presented throughout, the property features a modern kitchen and bathroom, a private garden and an allocated parking space. Offered to the market with no onward chain, this is an ideal first home, investment purchase or downsizing opportunity.

Veale Drive
Exeter £190,000

West of 

Veale Drive Exeter £190,000

Perfectly placed ground floor garden apartment | Prime location |
Wonderful light and spacious living/dining room | Modern fitted
kitchen | Double bedroom | Modern bathroom | Enclosed low
maintenance garden | Allocated parking space | Share of freehold |
Chain Free

PROPERTY DETAILS:

APPROACH

Communal front door to communal entrance hallway. Front door to No 3 and entrance hallway.

ENTRANCE HALLWAY

Spacious L-shape entrance hallway with doors leading to living/dining room, bedroom and bathroom. Quality wood effect flooring. Radiator. Entry Phone. Door to large airing cupboard complete with radiator and shelving.

LIVING/DINING ROOM

19' 1" x 10' 2" (5.82m x 3.1m) (plus bay window) Wonderful light and spacious living/dining room with double glazed bay window with outlook over the garden. Matching quality wood effect flooring. Two radiators. TV and telephone points. Double glazed french doors opening onto the garden. Opening through to the kitchen.

KITCHEN

9' 1" x 7' 7" (2.77m x 2.31m) Double glazed window to rear aspect with outlook over the garden. Modern fitted Shaker Style kitchen with range of base, wall and drawer units in cream finish. Roll edge worktop with tiled surround and inset stainless steel sink. Integral eye-level electric double oven and gas hob with extractor hood over. Integral washer/dryer. Freestanding fridge/freezer. Concealed worktop lighting. Matching quality wood effect flooring.

BEDROOM

12' 1" x 7' 8" (3.68m x 2.34m) (max) Good sized double bedroom with double glazed window to side aspect. Radiator. TV point. Carpeted

BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m) Modern white suite comprising; low level w.c., pedestal hand wash basin and P'shape bath with glass screen and electric shower. Extractor fan. Chrome ladder style radiator. Shaver point. Tile effect flooring.

OUTSIDE

PRIVATE GARDEN

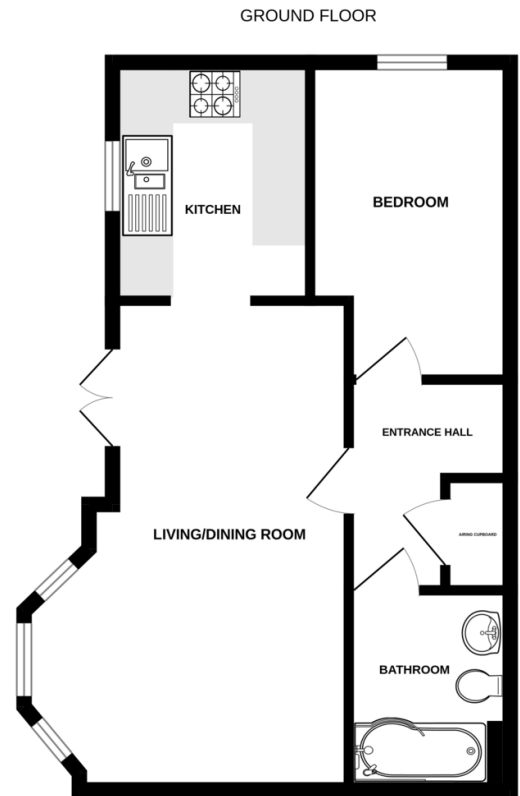
The property benefits from its own private low maintenance garden which is laid to paving and gravelled areas and is enclosed by fencing with gate leading to the residents car park.

PARKING

One allocated parking space can be found to the rear of the property in the residents car park.

AGENTS NOTES:

Tenure: Leasehold with a share of the freehold - 999 years from November 2007 with 980 years remaining.
Service Charge: Veale Drive Management Co - £99 per month - including building insurance and £110 per year to Wyvern Park Management Company for upkeep of green space areas
Council Tax Band : A
Council: Exeter City Council
Parking: One allocated parking space
Garden: Private enclosed garden
Electricity: Mains
Gas: Mains
Heating: Gas central heating
Water: Mains
Sewerage: Mains



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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