13, Abbeville Close

STAGS

13, Abbeville Close

, Exeter, Devon EX2 4SJ

Exeter Quay (0.8 Miles), Exeter Cathedral (1.1 Miles)

An immaculate ground floor apartment situated in the sought-after St Leonards area, close to County Hall and the RD&E Hospital.

- Ground floor apartment
- Open plan sitting/dining room
- Off road parking
- No onward chain
- Leasehold
- One double bedroom
- Communal Garden
- Great location
- Council tax band: A

Guide Price £150,000

SITUATION

Abbeville Close is a quiet and well-established development in the desirable St Leonards area of Exeter. The property is ideally positioned within easy reach of County Hall, the Royal Devon & Exeter Hospital and the popular Magdalen Road with its range of independent shops and cafés. The historic Quayside and city centre are both within walking distance, offering excellent shopping, dining and leisure facilities, along with convenient transport links via Exeter's mainline stations and easy access to the M5 and A30.

DESCRIPTION

13 Abbeville Close is a beautifully presented one-bedroom ground floor apartment offering light, well-proportioned accommodation throughout. The property features a modern fitted kitchen, stylish shower room and a pleasant outlook over the communal gardens. Well-maintained and ready to move into, the apartment would suit first-time buyers, investors or those seeking a low-maintenance home in a highly regarded residential location.

ACCOMMODATION

A communal entrance leads to the private front door of Number 13. The hallway includes coat hooks, a radiator and a large storage cupboard with plumbing for white goods. The kitchen is fitted with a range of floor and wall units, a Belfast sink, built-in oven and gas hob with extractor over, integrated dishwasher and space for a fridge/freezer, with a cupboard housing the gas-fired boiler and a double glazed window to the front. The sitting/dining room is a bright and comfortable space with an electric fireplace, storage cupboard, radiator and large double glazed window overlooking the communal gardens. The double bedroom enjoys a rear aspect with fitted wardrobe, radiator and TV aerial socket. The modern shower room comprises a double shower enclosure, wash hand basin with storage below and mirrored cabinet above, low level WC, heated towel rail and obscure double glazed window to the front.

OUTSIDE

Residents benefit from attractive communal gardens, dedicated off road parking spaces and on-street permit parking available through Exeter City Council.

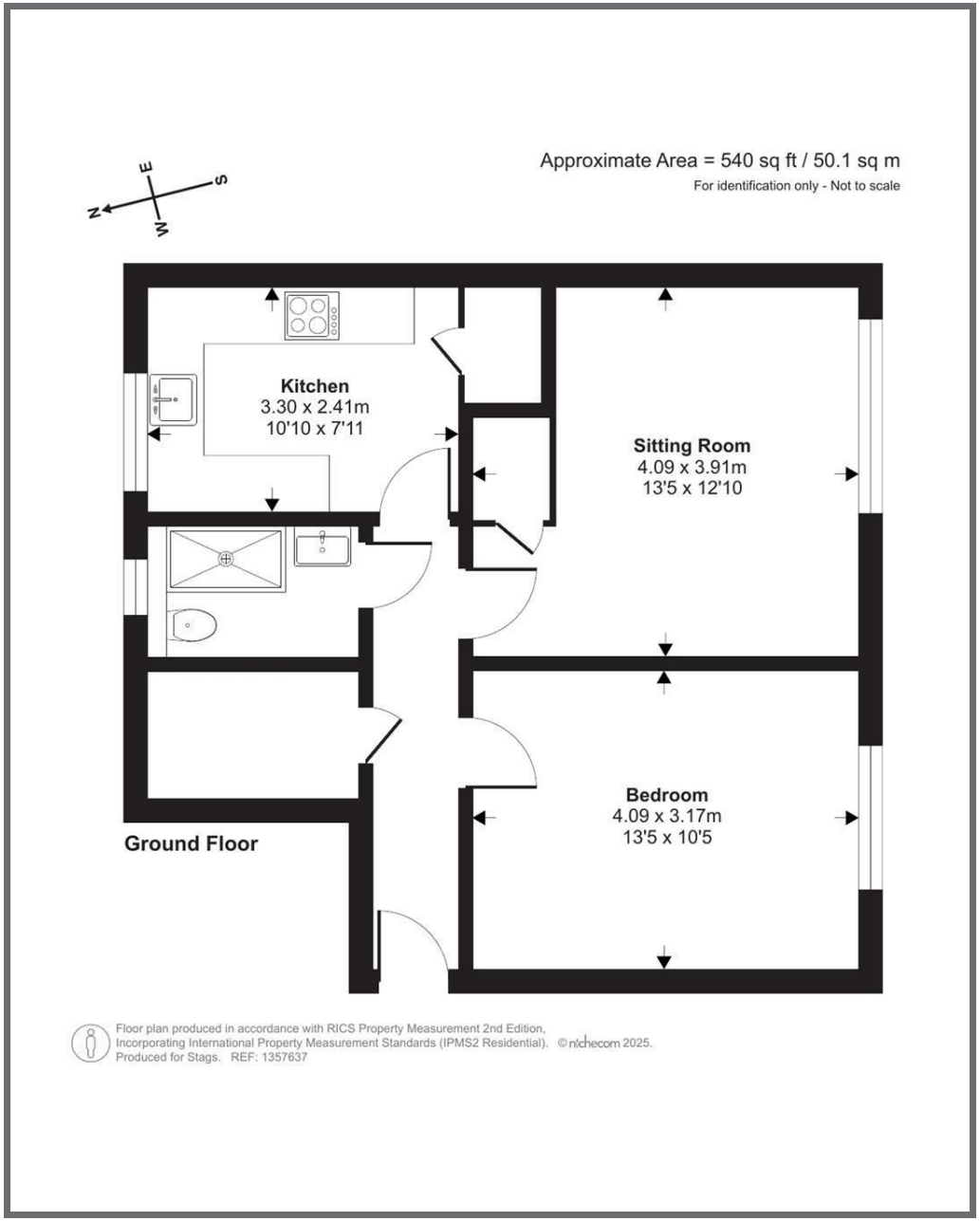
SERVICES

Utilities: Mains drainage, gas, electricity and water
Heating: Gas central heating.
Tenure: Leasehold
EPC: C(69)
Council tax band:
Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and Vodafone mobile network available (Ofcom).

LEASE INFORMATION

The vendor advises that a 125-year lease was created in 1989, leaving approximately 89 years remaining. The ground rent is £10 per annum and the service charge is understood to be around £170 per quarter.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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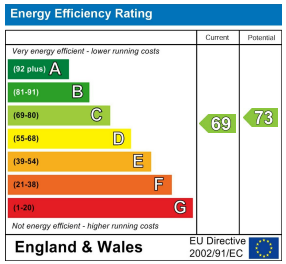

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