

20 Veale Drive, Exeter, EX2 5GW
Price Guide £92,500

FRANCIS LOUIS
Residential

Francis Louis are delighted to present this well-proportioned two-bedroom apartment on Veale Drive, Exeter, available through the LiveWest Shared Ownership resale scheme. Offering approximately 539 sq ft of accommodation, this property presents an excellent opportunity for eligible purchasers looking to take their first step onto the property ladder.

The apartment opens into a welcoming entrance hallway, leading to the principal rooms. The spacious living room measures approximately 18'2" x 10'1", providing ample space for comfortable seating and a dining area. Its generous proportions create a versatile setting for relaxing and entertaining.

The separate kitchen measures approximately 10'3" x 7'6", offering a dedicated space for meal preparation, with room for essential appliances and storage.

There are two bedrooms, making the property ideal for first-time buyers, couples or those requiring additional space for guests or home working. The principal bedroom measures approximately 10'7" x 10'5", comfortably accommodating a double bed and additional furniture. The second bedroom measures approximately 8'11" x 7'10", offering flexibility as a guest room, nursery or home office.

Completing the accommodation is a bathroom fitted with a bath, shower facilities, wash basin and WC. The property also benefits from allocated parking.

A key advantage of this property is its position immediately beside the hospital, making it particularly convenient for healthcare professionals. Exeter city centre is also within easy reach, offering an excellent selection of shops, restaurants, cafés and leisure facilities. The location combines everyday convenience with easy access to the wider city. This apartment offers an affordable route onto the property ladder, subject to LiveWest's eligibility criteria and approval. Combining practical accommodation, allocated parking and a convenient location close to the hospital and city centre, this property is an appealing opportunity.





The Property

Situated on the top floor, this modern two-bedroom apartment offers approximately 539 sq ft of well-planned accommodation, combining contemporary interiors with a practical layout ideally suited to first-time buyers, couples and professionals.

The property opens into a welcoming entrance hallway, providing access to the principal rooms and creating a natural flow throughout the apartment. The interior benefits from a modern finish, offering a bright and contemporary feel that is ready to move into.

The spacious living room is a particular highlight, measuring approximately 18'2" x 10'1". Its generous proportions provide ample room for comfortable seating alongside a dining area, creating a versatile space for relaxing, entertaining and everyday living.

The separate kitchen measures approximately 10'3" x 7'6" and offers a practical, well-defined cooking space with room for essential appliances and storage. White goods are included, providing additional convenience for the incoming purchaser and helping to make the property ready for occupation.

There are two well-proportioned bedrooms. The principal bedroom measures approximately 10'7" x 10'5", comfortably accommodating a double bed and additional furniture. The second bedroom measures approximately 8'11" x 7'10" and offers excellent flexibility, whether used as a guest bedroom, home office or additional living space.

Completing the accommodation is a modern bathroom fitted with a bath, shower facilities, wash basin and WC, providing practical facilities for everyday use.

As a top-floor apartment, the property offers a position away from ground-level living, while its contemporary interior and thoughtfully arranged accommodation make excellent use of the available space.

Overall, this appealing apartment combines modern interiors, two versatile bedrooms, a separate kitchen and included white goods, making it an attractive opportunity for eligible purchasers seeking a comfortable and conveniently located home in Exeter.

Location, Lease & Eligiblity

Lease Information







The property benefits from a long lease with approximately 169 years remaining, offering reassurance for prospective purchasers. Available through the LiveWest Shared Ownership resale scheme, the apartment provides an opportunity to purchase a 40% share for £92,500, subject to eligibility criteria and approval. Buyers should enquire for further details regarding the rent payable on the remaining share and any applicable service charges.

Location

Situated on Veale Drive, Exeter, this well-positioned apartment enjoys a highly convenient location immediately beside the hospital and within easy reach of Exeter city centre. The setting is particularly appealing for healthcare professionals and those seeking convenient access to local employment opportunities.

Exeter city centre offers an excellent selection of shops, cafés, restaurants and leisure facilities, alongside a range of everyday amenities. The location provides a practical balance between city living and accessibility, making it well suited to first-time buyers and working professionals alike.

Shared Ownership Eligibility

This property is available through the LiveWest Shared Ownership resale scheme. Applicants must meet the relevant eligibility requirements, including:

Household income: Gross annual household income must be below £80,000.

Existing property sale: Where applicable, a Memorandum of Sale must be provided to confirm that an existing property has been sold.

Affordability: Applicants must confirm that they cannot afford to purchase a suitable property on the open market.

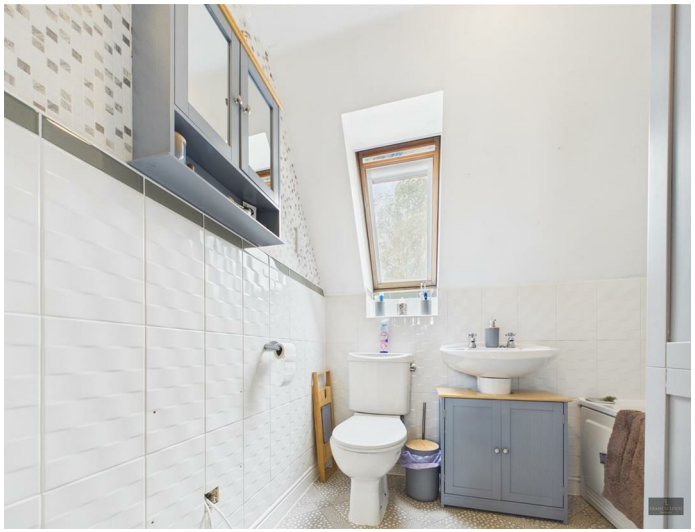
Deposit and purchase costs: Evidence of a sufficient deposit and funds to cover associated purchase costs must be provided.

Local connection: Applicants must provide evidence that they meet the applicable local connection criteria.

All applications are subject to LiveWest's eligibility checks and approval process. Prospective purchasers should ensure they meet the requirements before proceeding.

Combining modern accommodation, allocated parking, a long lease and a convenient Exeter location, this property represents an appealing opportunity for eligible buyers looking to take their first step onto the property ladder.





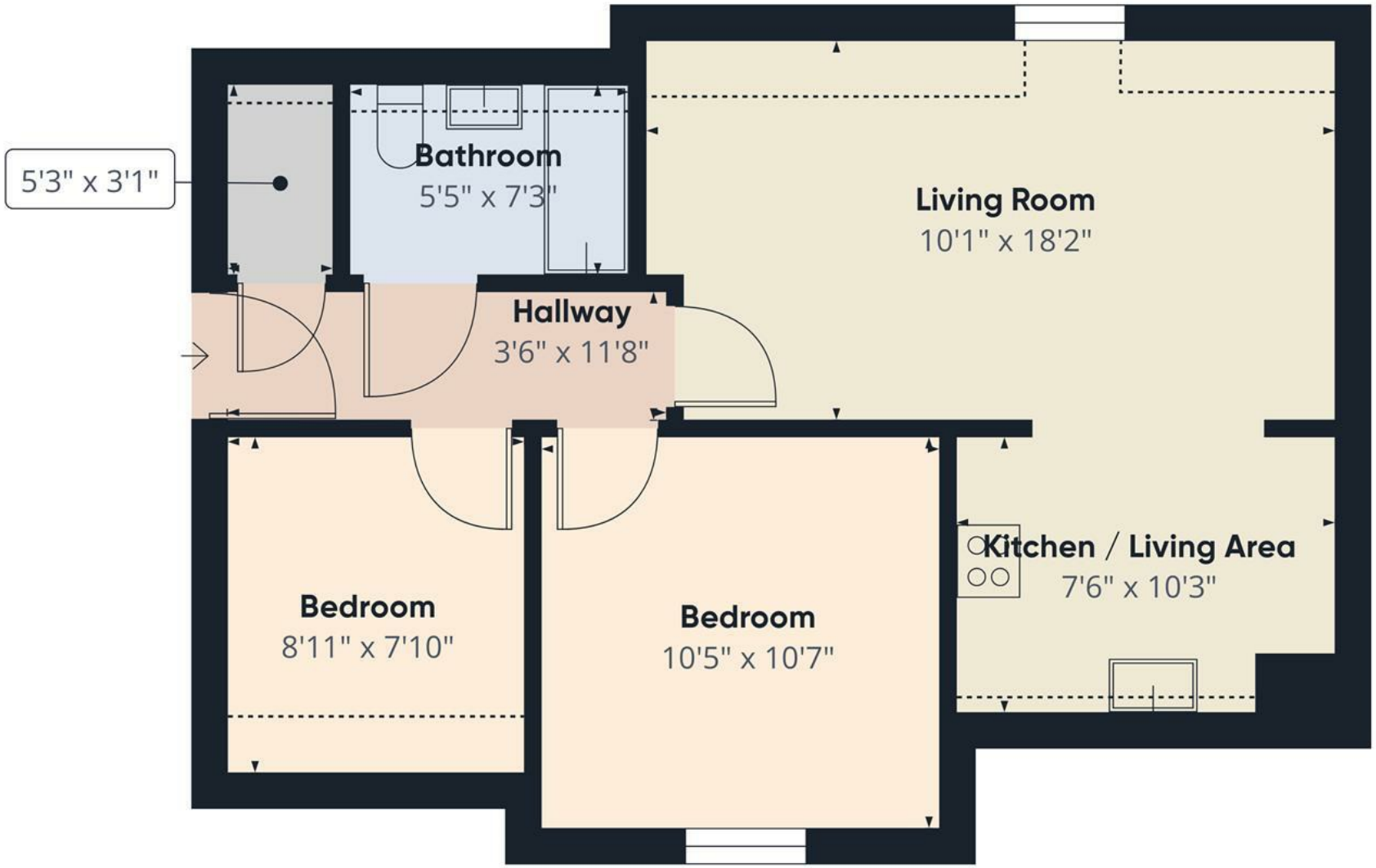












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Approximate total area(1)

539 ft²

Reduced headroom

43 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

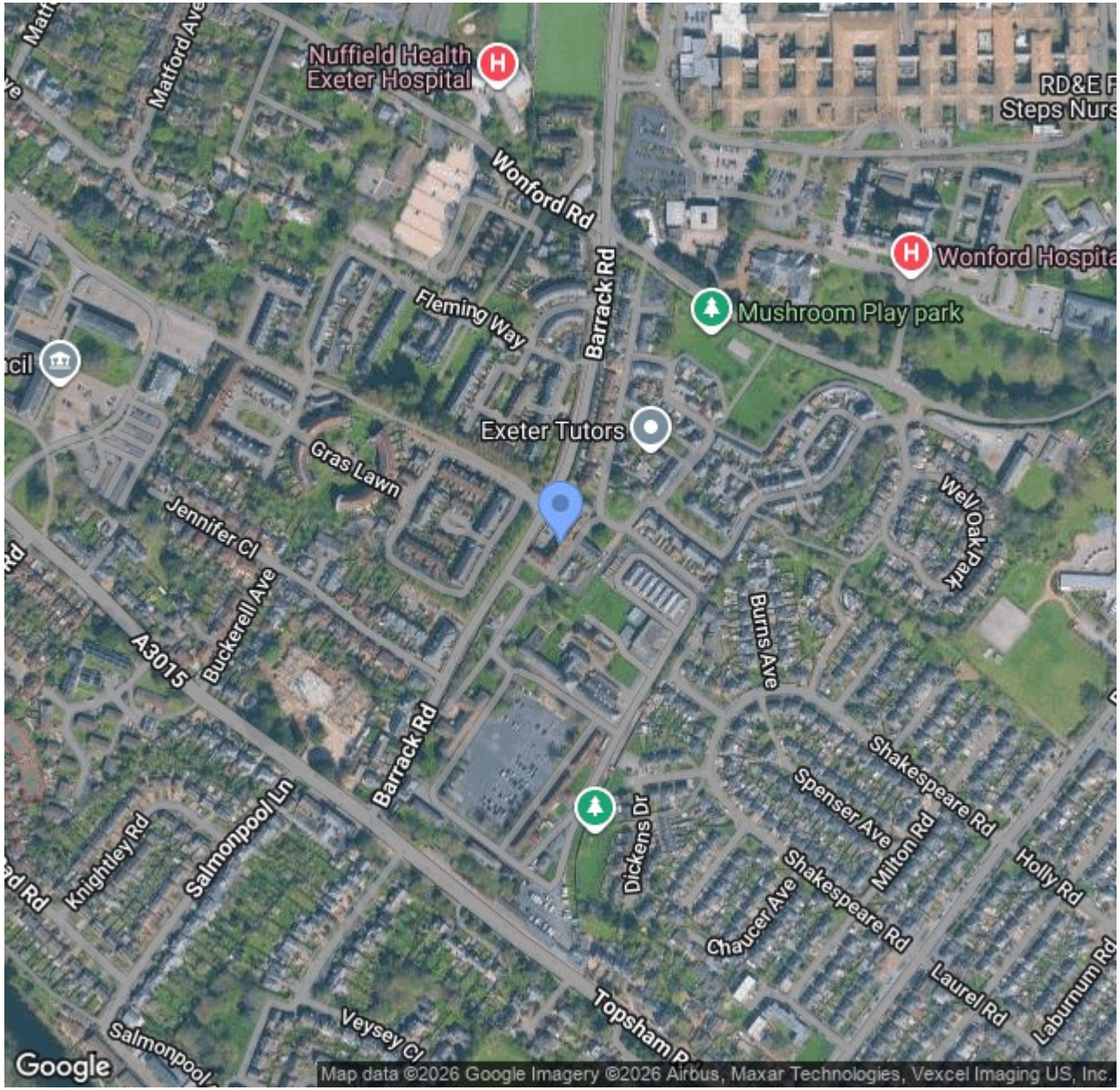
GIRAFFE360



- Two-Bedroom Apartment
- 40% Shared Ownership Share Available
- 539 Sq Ft of Accommodation
- Convenient Location Beside the Hospital and Close to Exeter City Centre
- Allocated Parking
- Spacious Living Room with Dining Space











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