



A modern and well-presented first floor apartment situated in a prime and convenient location, offering excellent access to the City of Exeter, major road networks and nearby business parks. The accommodation comprises two double bedrooms, a spacious living/dining room, modern fitted kitchen and contemporary bathroom, together with the added benefit of a nearby garage. Ideally positioned close to Rydon Lane Retail Park and local train links, the property is perfectly suited as a first home or investment purchase. Offered to the market chain free.

Lewis Crescent
Exeter £165,000

West of 

Lewis Crescent Exeter £165,000

Modern and well-presented first floor apartment | Prime and convenient location | Two good sized double bedrooms | Spacious living/dining room | Modern fitted kitchen | Contemporary bathroom | Garage located nearby | Close to Rydon Lane Retail Park | Excellent access to Exeter city centre, local train links, business parks and major road networks | Ideal first home or investment property, offered chain free

PROPERTY DETAILS:

APPROACH

Steps lead up to the covered communal entrance with communal door to communal entrance hallway. Stairs to first floor and front door to the apartment.

ENTRANCE LOBBY

Small entrance lobby with door to inner hallway. Coat hanging space.

INNER HALLWAY

Spacious inner hallway with doors to all adjoining rooms. Entry phone. Radiator. Door to useful storage cupboard with shelf.

LIVING/DINING ROOM

12' 7" x 11' 4" (3.84m x 3.45m) Light and spacious living/dining room with Upvc double glazed window to side aspect. Two radiators. TV and telephone points.

KITCHEN

13' 7" x 6' 0" (4.14m x 1.83m) Attractive kitchen with Upvc double glazed window to side aspect. Modern fitted Shaker Style kitchen with excellent range of base, wall and drawer units in a Taupe colour finish. Roll-edge worktop with tiled surround and inset acrylic sink. Integral electric single oven and gas hob with extractor hood over. Space for freestanding fridge/freezer. Space and plumbing for washing machine. Radiator. Wall mounted Worcester gas boiler.

BEDROOM 1

10' 5" x 9' 1" (3.18m x 2.77m) (plus deep door recess) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone point. Door to en-suite.

EN-SUITE

7' 6" x 4' 2" (2.29m x 1.27m) Coloured suite comprising; low level w.c., hand wash basin and glass sliding doors to tiled shower enclosure with electric shower. Radiator. Part tiled walls. Extractor fan.

BEDROOM 2

9' 8" x 8' 0" (2.95m x 2.44m) Further double bedroom with Upvc double glazed window to front aspect. Radiator.

BATHROOM

8' 5" x 5' 9" (2.57m x 1.75m) (max) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Radiator. Part tiled walls.

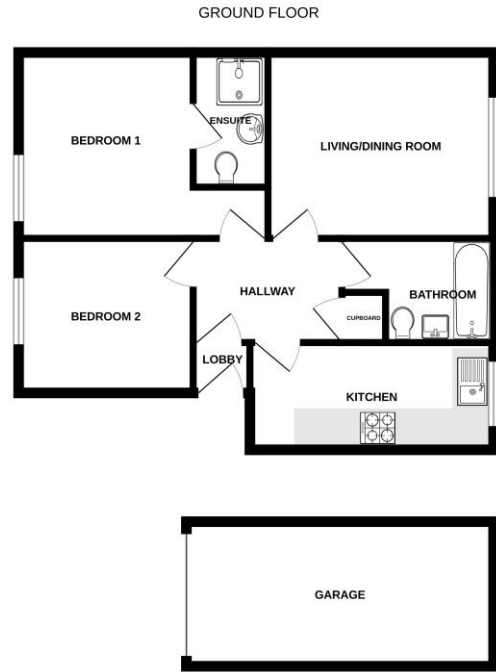
OUTSIDE

GARAGE/PARKING

17' 0" x 8' 1" (5.18m x 2.46m) Garage located in nearby block with up and over door and eaves storage. Permit parking is available for residents.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:
Tenure: Leasehold - 999 years from May 1998 with 970 years remaining.
Gound Rent: Annual £150.00.
Service Charge: £950.00 per half year (including building insurance, maintenance repair and painting on the exterior of the property and communal areas).
Council Tax Band : B
Council: Exeter County Council



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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.