Burgoynes
ESTATE AGENTS









The Maltings Church Street

Heavitree, Exeter, EX2 5EJ

An excellent opportunity to acquire this surprisingly spacious 1 bedroom first floor retirement apartment with a picturesque view across Heavitree parish church and grounds. This very popular retirement development has the added attraction of being conveniently positioned just moments from local shops & amenities, a bus stop and the Anglican parish church of St Michael & All Angels.

The property is offered in well modernised condition and new owners will be able to move straight in and enjoy living in this lovely property. The property further benefits from the comfort and convenience of uPVC double glazing, helping to ensure a warm and comfortable home throughout the year.

Life is for living..... The Maltings will help you live it to the full. Key communal features include attractive south-west facing communal grounds and patio, lift or stairs to all floors, residents' lounge with kitchen area, laundry room, day time house manager, intercom entry system, intruder alarm and 24 hour 'careline' (emergency pull cords fitted in all apartments).

This is a perfect home for a single person or couple seeking independent retirement living in a secure and friendly environment.

Strong interest anticipated and early viewings highly recommended.

Asking Price £90,000

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- NO ONWARD CHAIN
- Spacious Living Room (view to church)
- uPVC Double Glazing
- Residents' Car Park
- CLOSE TO SHOPS & BUS STOP
- Modernised Kitchen & Shower Room
- Attractive Communal Grounds
- Private Entrance Hall
- Double Bedroom (view to church)
- Resident Manager

Entrance Hall

Living Room

14'3" x 13'2" (4.35m x 4.03m)

Bedroom 1

12'8" x 10'1" (3.88m x 3.08m)

Kitchen

9'4" x 6'8" (2.85m x 2.05m)

Shower Room

7'10" x 6'9" (2.39m x 2.06m)

Communal Grounds

Lease 125yrs from 1987.

Service Charge - £199.84 PCM

Age Restriction and Pet Policy - More info online



Directions

















Floor Plan

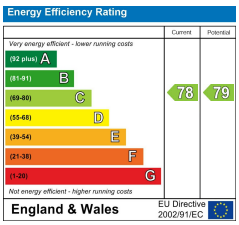


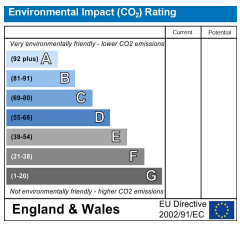
Flat 12, The Maltings, Exeter

Total area: approx. 46.7 sq. metres (502.6 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibilty is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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