



Robert Williams

SALES | LETTINGS | AUCTIONS

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£150,000
Leasehold

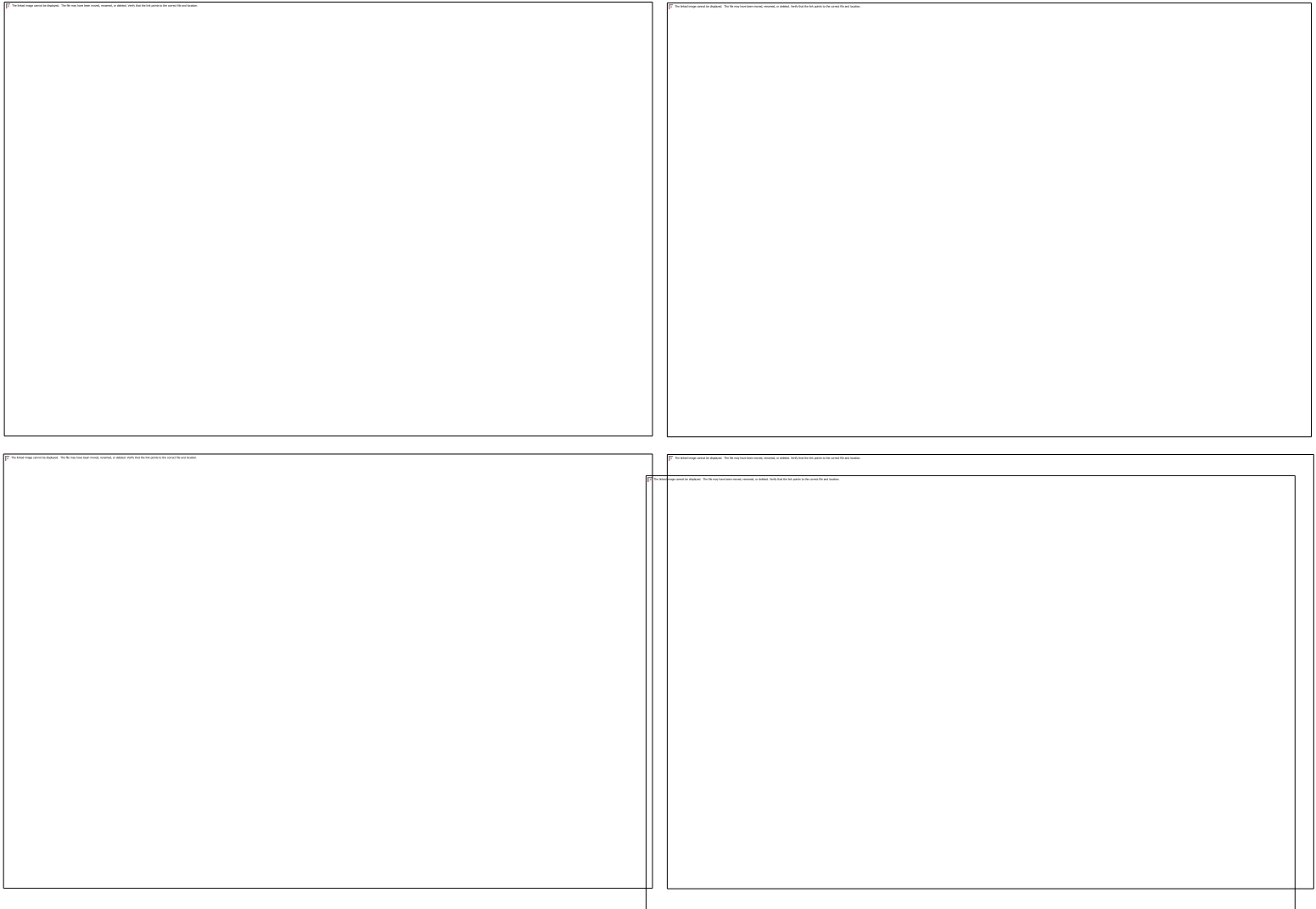
West Street
Exeter
EX1 1BB

West Street

NO ONWARD CHAIN - A well presented and recently improved first floor flat located on the edge of the city centre and only a short walk from the picturesque quayside. 1 Bedroom, open plan living room, bathroom, communal gardens. Ideal first time buy or investment.

The situation...

West Street is an historic street in Exeter, parts of which have seen little change in over 100 years, with some very characterful and interesting period buildings, located on the edge of the city centre with the picturesque quayside with numerous bars and restaurants are only a short walk away. The independent shops of Fore Street are close by, with the larger Guildhall and Princesshay shopping centres beyond. Public transport is easily accessed. Exeter has direct rail links to London, and the nearby M5 motorway provides road links to the UK.



Key Points

Local Authority: Exeter City Council

Council Tax Band: A

Heating: Gas central

Services: Elec, gas, water, drainage

EPC Rating: C

Leasehold Info

Lease Length: 999 Years - 1995

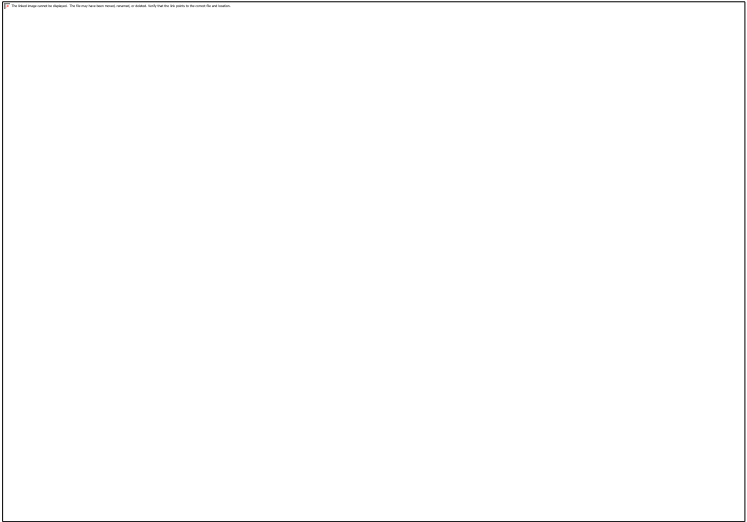
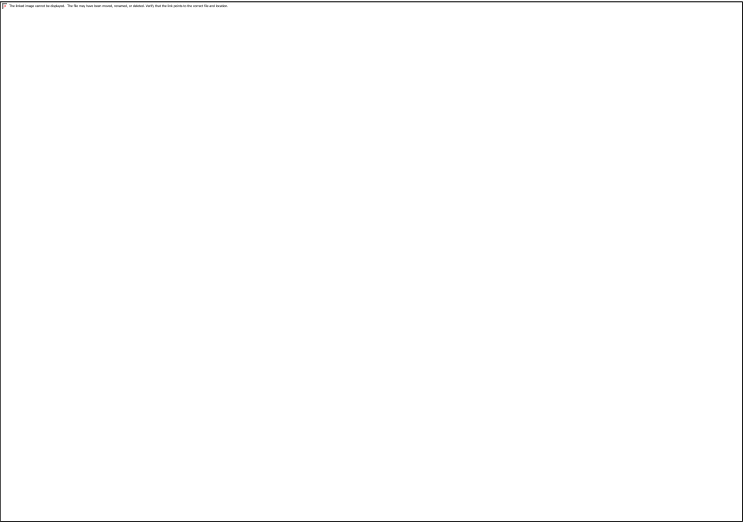
Service Charge: £225 per ¼

Ground Rent: Peppercorn

- Located Between City Centre and Quayside
- 1st Floor Flat Amongst Historic Buildings
- Open Plan Living Room
- New Double Glazed Windows
- Gas Central Heating
- Communal Garden
- Ideal First Time Purchase or Investment
- NO ONWARD CHAIN

The Property...

A communal front door with secure entry phone system leads from the street to stairs rising to the first floor with the flat accessed off the communal landing. The front door opens to an entrance lobby where there is space for coats and shoes. The open plan living room is of a good size and is flooded with natural light thanks to the large floor to ceiling windows which, along with the bedroom windows, were recently replaced with high spec aluminium double glazing. Between the living room and hall is a useful study area that will take a corner desk. The kitchen area has a range of floor and wall mounted storage units with an inset gas hob with extractor over, and integrated oven. There is space for an undercounter washing machine and fridge/freezer. The boiler was replaced in 2018. The double bedroom is also light and bright with large windows, there is a large built-in wardrobe to one end. The bathroom is part tiled with a matching three-piece suite with a shower over the bath. The bedroom and sitting room are carpeted, with the kitchen having a tiled floor. Accessed to the rear on the same level as the flat is the communal garden which is mostly gravelled and bordered with trees and bushes.



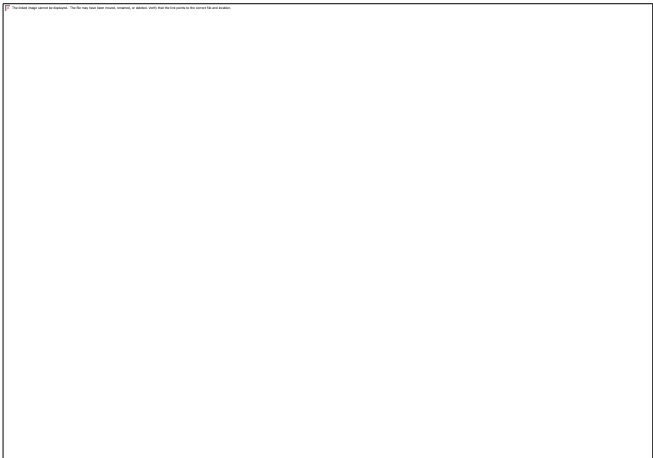
Time to find out more...

Call: 01392 204800
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Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

