

**60 Powlesland Road, Exeter, EX2 8RS**

£175,000 Leasehold

MARTIN&CO

# Alphington

2 Bedrooms, 2 Bathroom

**£175,000**

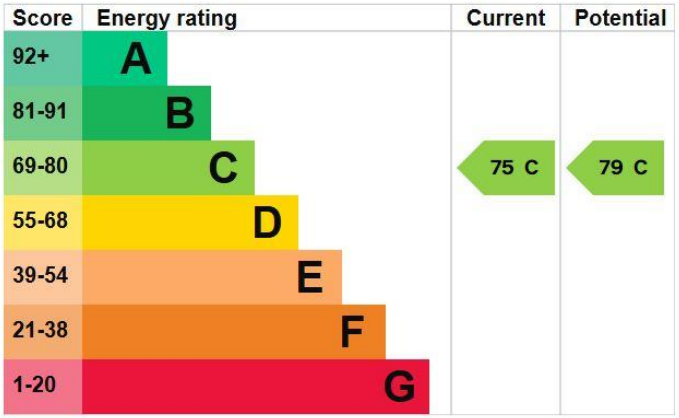
- Top Floor Apartment
- Two Double Bedrooms
- Modern Kitchen
- Large Lounge
- Refitted Bathroom
- Carport
- Popular Location

DESCRIPTION Martin & Co are please to bring to the market this well presented top floor apartment situated in a prime Alphington location close to local amenities. The well presented accommodation benefits from an entrance hall, lounge with a seating area, modern kitchen, two double bedrooms, newly refitted en-suite shower room to the master bedroom, newly refitted bathroom, private carport.









ENTRANCE HALL Access via solid front door with doors to the lounge, kitchen, bedroom one, bedroom two, bathroom, storage cupboard and access to the loft void above. Telephone intercom point and an electric night storage heater.

LOUNGE 17' 8" x 12' 3" (5.410m x 3.748m) Front and rear aspect UPVC double glazed windows, television point, seating area, electric night storage heater.

KITCHEN 10' 6" x 6' 3" (3.201m x 1.913m) Front aspect UPVC double glazed window, fitted range of modern eye and base level units with sink with a mixer tap and single drainer. Solid wood work surfaces, integrated oven and hob with an extractor fan above, integrated convection oven/microwave, integrated fridge and freezer, washing machine, part tiled walls, spotlighting and electric wall mounted heater.

BEDROOM ONE 12' 10" x 9' 6" (3.934m x 2.907m) Front and side aspect UPVC double glazed windows, built in storage cupboard and door through to the newly refitted en-suite shower room. Wall mounted heater.

ENSUITE Front aspect frosted UPVC double glazed window, newly refitted three piece suite benefiting from walk-in shower cubicle, low level WC, wash hand basin, tiled walls, spotlighting, extractor fan and heated towel rail.

BEDROOM TWO 12' 11" x 8' 1" (3.949m x 2.470m) Side aspect UPVC double glazed window and electric wall mounted heater.

BATHROOM Modern three-piece suite benefiting from rear aspect frosted double glazed window, panel enclosed bath with handheld and a rainwater shower, low level WC, wash hand basin with a mixer tap, tiled walls, spotlighting, extractor fan and a heated towel rail.

PARKING Allocated covered off-road parking for one vehicle with other spaces available nearby

LEASE INFORMATION
Lease Length: 975 years remaining
Service Charges: £1888 per annum
Ground Rent: £70 per annum



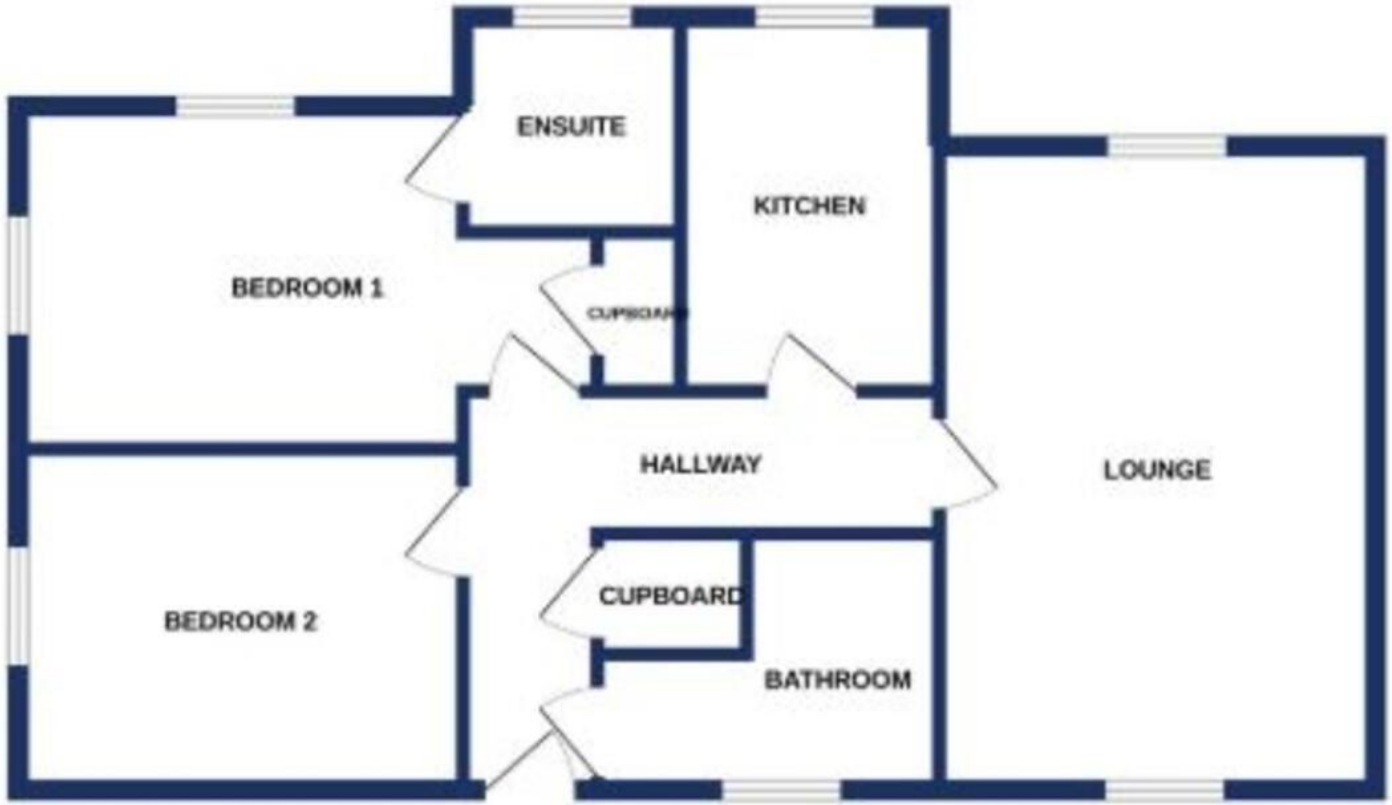









60
59




**Martin & Co Exeter**
82 South Street ● ● Exeter ● EX1 1EQ
T: ● E:
http://www.martinco.com

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman