

Connells

Leypark Crescent
Exeter

Leypark Crescent
Exeter EX1 3NR

for sale guide price
**£170,000**







## Property Description

***GUIDE PRICE £170,000 - £180,000***

***Situated in a popular residential location, this rare ground floor maisonette offers comfortable and practical accommodation arranged entirely on one level, complemented by a private enclosed garden and driveway parking for two vehicles.***

***The accommodation comprises an entrance leading through to a spacious living/dining room, providing a welcoming space for both relaxation and entertaining. The kitchen is well-positioned to the rear of the property, offering direct access to the garden, while two bedrooms and a family bathroom complete the internal layout.***

***To the front of the property is a private driveway providing off-road parking for two vehicles, a highly desirable feature for properties of this type. The rear garden is a particular highlight, being fully enclosed and designed for low maintenance enjoyment. A decked seating area provides an excellent space for outdoor dining and entertaining, while an astro-turf lawn and paved pathway create an attractive and practical outdoor environment. The pathway leads to a brick-built storage shed and a separate summerhouse, offering useful additional space for storage, hobbies, or home working. Side gated access conveniently connects the rear garden to the front of the property.***

***Offering the rare combination of ground floor living, private outdoor space, and off-road parking, this property presents an excellent opportunity for a wide range of buyers.***

## Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

There is an easement on the title (up stairs access to front door). Please enquire with the Branch.

## Entrance Hall

Meter cupboard.

## Living Room

Double glazed front and rear aspect window, wall mounted radiator.

## Kitchen

Double glazed rear aspect window and door, wall and base units, work surfaces, oven and gas hob, sink unit, boiler, space for tumble dryer and washing machine.

## Bedroom 1

Double glazed rear aspect window, wardrobes, wall mounted radiator.

## Bedroom 2

Double glazed front aspect window, wall mounted radiator.

## Bathroom

Double glazed rear aspect window, bath with shower over, low level toilet, wash hand basin, wall mounted radiator.

## Rear Garden

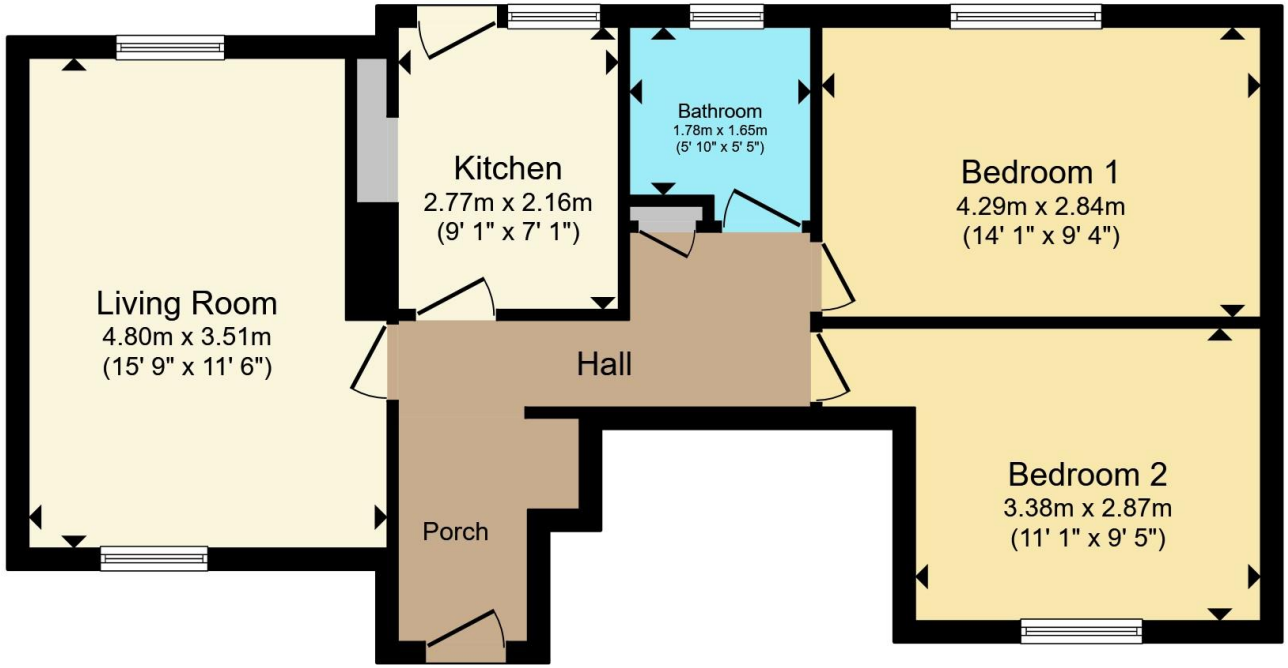
Decked area, astro lawn, brick shed and garden shed.

## Parking

Private parking to front.












Total floor area 59.2 m² (637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

**T 01392 221 331**
**E exeter@connells.co.uk**

8-9 South Street
EXETER EX1 1DZ

EPC Rating: D

Council Tax Band: B

Service Charge: 545.95

Ground Rent: 10.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/EXR318407**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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