



SOUTHGATE
ESTATES

£209,950



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Flat 85, Old Quarry Drive, Exminster, Devon, EX6 8F7





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A newly converted ground floor flat located in the village of Exminster. The flat has the advantage of an impressive large open-plan living space, with a hallway leading to the two double bedrooms, and shower room. The flat also has the rare benefit of having two allocated parking spaces to the rear. Currently tenanted, the property will be achieving £1,200 per calendar month from August 2026.



The flat is situated just a short distance from the highly desirable village of Exminster. This excellent position benefits from a wide range of amenities, as well as regular bus routes to the cathedral city of Exeter. Local facilities include various churches, a Post Office, pubs, a doctors' surgery and pharmacy, a primary school, golf club, plus a number of shops. Exminster also enjoys popular countryside walks and cycle routes, as well as good access to the M5 Motorway and the estuary village of Starcross.



Accommodation The front door opens to the considerably sized open-plan living space which enjoys windows to the front aspect, allowing a great degree of natural light, in addition to fully dimmable lighting. The kitchen area contains a range of modern wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an induction hob and extractor hood over, a fridge freezer, dishwasher and a washer dryer. The living area opens to the hallway which provides access to the two bedrooms and shower room. The master bedroom is complemented by two windows to the rear aspect and is well-proportioned. The second bedroom is a further double and features a window to the rear, along with a walk-in cupboard accommodating the boiler and meters. Finally, the stylish shower room comprises of an impressive full width shower cubicle, with rainfall shower head plus handset, wide vanity unit with mixer tap, heated towel rail, and close coupled WC. Beautifully tiled walls, including shower Niche.

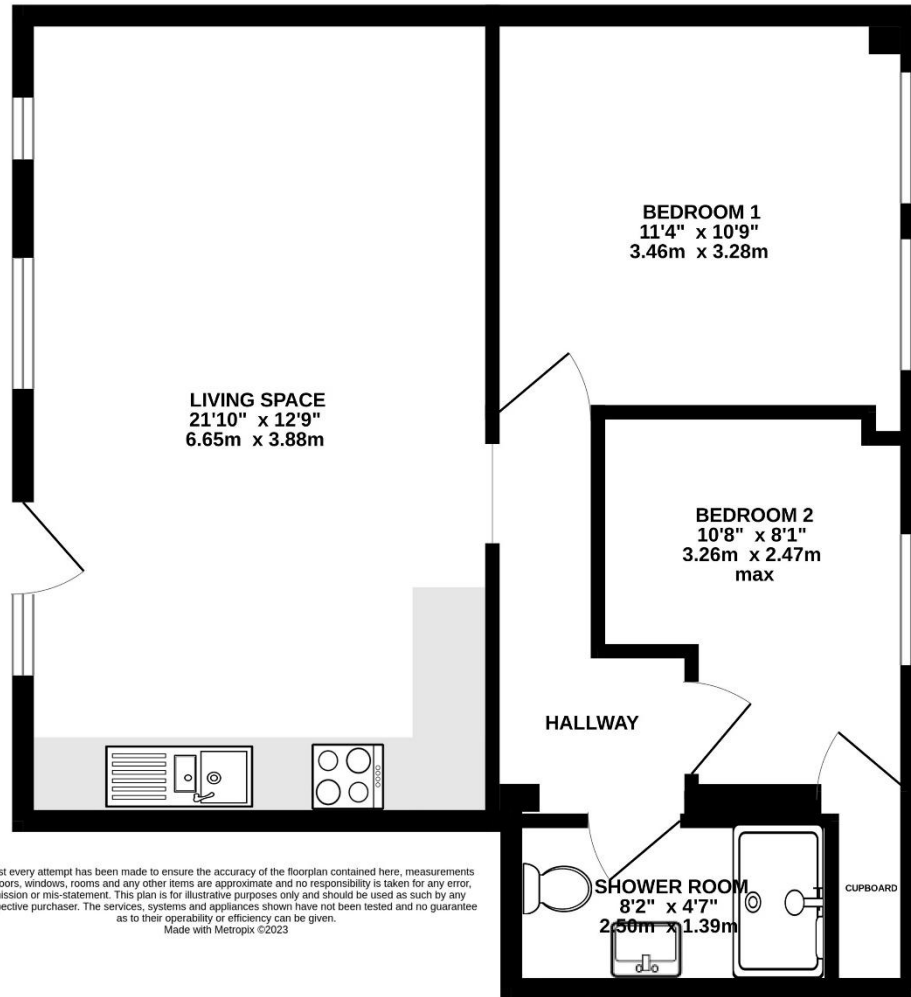
Parking The flat benefits from two designated parking spaces in a car park to the rear of the property.

Property Information Tenure: Leasehold - We have been informed that the lease length is 999 years from 10/7/2014. Any maintenance charges are split between this flat and the flat above on an ad-hoc basis. Council tax band: B.

- *Two Double Bedrooms*
- *Ground Floor Flat*
- *Two Parking Spaces*
- *Beautifully Presented*
- *Currently Tenanted (will be achieving £1,200pcm from August)*
- *Excellent Location*



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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