

65, Royal Crescent

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Kings Heath, Exeter, Devon EX2 7QB

Exeter City Centre 3 miles / M5 (J30) 1.5 miles

A well-presented two-bedroom coach house with a garage, parking and private low-maintenance garden, offered for sale with no onward chain.

- No onward chain
- Off road parking space
- Two double bedrooms
- Spacious sitting/dining room
- Freehold
- Single garage
- Good location
- Low-maintenance garden
- Council tax band: C
- EPC: C(78)

Guide Price £230,000

SITUATION

The property is situated in the popular residential area of Kings Heath, to the east of Exeter. The area provides convenient access to the city centre, local amenities and a range of everyday facilities. There are good transport links nearby, with access to the M5 motorway, A30 and A38, making the location particularly convenient for commuters.

DESCRIPTION

65 Royal Crescent is a two-bedroom coach house offering well-proportioned accommodation arranged over the first floor, together with the benefit of a private garage, an allocated parking space and its own private front garden. The property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize. An additional benefit is that the property is being offered to the market with no onward chain.







ACCOMMODATION

The property is approached via its own private entrance, with stairs rising to the first-floor landing, which provides access to all the principal rooms. The sitting/dining room is a particularly generous space, with windows to both the front and rear allowing plenty of natural light. A door leads through to the separate fitted kitchen, which comprises a range of wall and floor-mounted units, an inset sink, integrated oven and four-ring gas hob, together with space for a washing machine and freestanding fridge/freezer.

There are two well-proportioned double bedrooms, both accessed from the landing. The accommodation is completed by a bathroom fitted with a bath and shower over, wash hand basin and WC.

OUTSIDE

The property benefits from its own private front garden, which has been fully paved to provide an attractive, low-maintenance outdoor space. In addition, there is a single garage with a parking space situated directly in front, providing convenient off-road parking and useful additional storage.

AGENTS NOTE

Although the property is freehold, the other garages within the building, which are not included in the sale, are held on separate 999-year leases commencing in 2005.

SERVICES

Utilities: Mains electric, water, gas and drainage.
Heating: Gas boiler
Tenure: Freehold
EPC: C(78)
Council tax band: C
Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

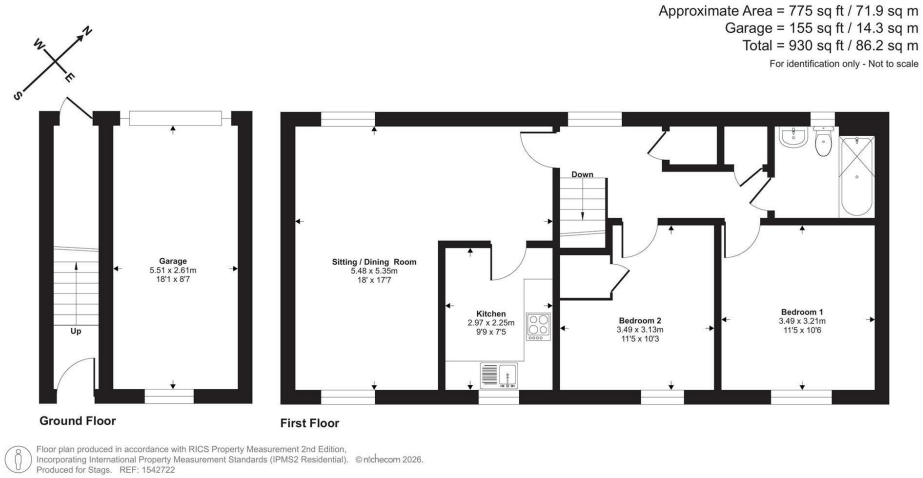


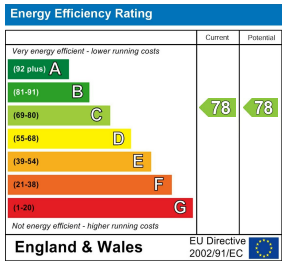




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21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202