



7 Glencoe, Lyndhurst Road, Exeter, Devon, EX2 4PA


SOUTHGATE
ESTATES

£300,000





7 Glencoe, Lyndhurst Road

A spacious first floor flat sold with no onward chain located in a prestigious location within St Leonards. The flat benefits from a single garage, visitor parking and use of the attractive communal gardens. The internal accommodation briefly consists of an entrance hallway, a generous living room overlooking the grounds, a kitchen, bathroom and two double bedrooms.

The highly-desirable location offers a number of amenities nearby, including the various independent shops and eateries along Magdalen Road, GP surgeries, Bull Meadow Park and Exeter's picturesque quayside. The high street is also just a short distance from the flat, providing a range of branded shops and other entertainment facilities.

Accommodation The front door opens into the entrance hallway which provides doors to each of the internal rooms and to two built-in storage cupboards. The generous living room is a real feature of the property and is complemented by two windows to the side aspect overlooking the communal gardens and there is also ample space for a dining table and chairs. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Appliances include an eye-level oven with a separate gas hob and extractor hood, plus space for a tall fridge-freezer and a washing machine. There is also a window to the front aspect and a service hatch to the living room. The two bedrooms to the other end of the flat are both doubles and feature windows to either the front or side aspects. Bedroom two also boasts built-in storage. Lastly, the bathroom comprises a pedestal wash basin, a close-coupled WC and a P-shaped bath with a shower over. An obscured window faces the front aspect.

Garage & Communal Grounds The flat benefits from a single garage opposite the property, offering valuable space for storage or off-road parking, along with a gravelled area for visitor parking. The residents also enjoy use of the delightful lawned gardens which feature well-established trees and shrubs around the border, as well as various flower beds.

Property Information Tenure: Leasehold - We have been informed that the lease length is 999 years from 1 January 1975 and current maintenance charges are £130.31 per month (which is paid quarterly). Council tax band: C.

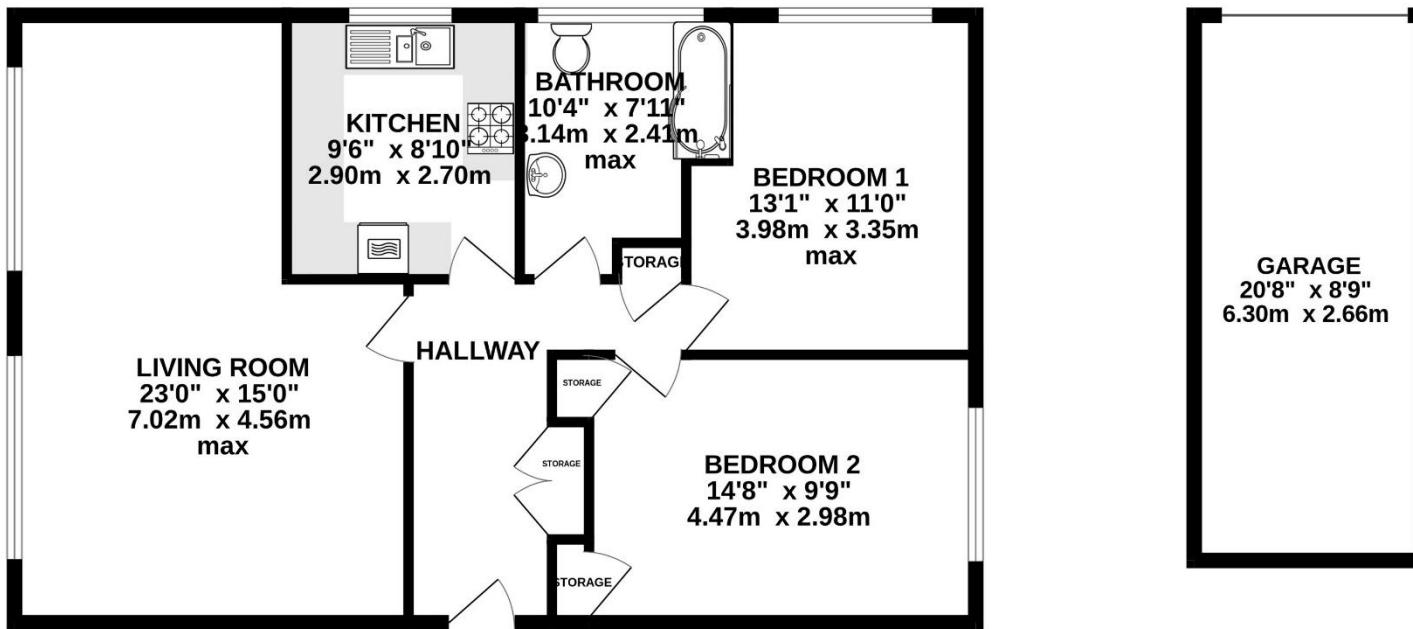




- *Two Bedrooms*
- *First Floor Flat*
- *Single Garage*
- *Communal Gardens & Parking*
- *No Onward Chain*
- *Excellent Location*

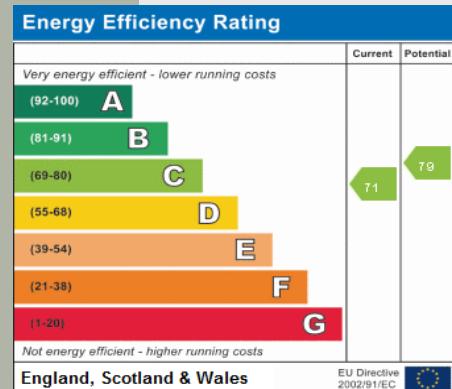


GLENCOE



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



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