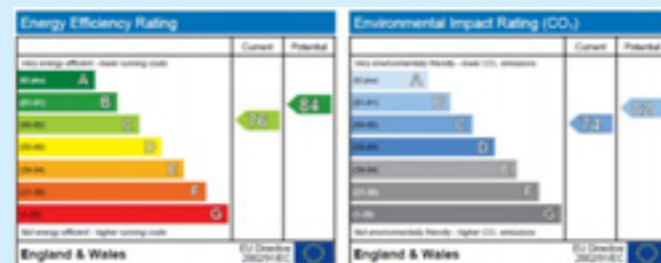


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£119,950

Flat 12, Baring Court, Weirfield Road, St Leonards, EXETER, EX2 4DP

1 Bedroom. Separate Study. Lounge and Kitchen. Private Parking. Walking Distance to Quay and High St. Fantastic views. No Upward Chain.

### 1 Bed, St Leonard's

This superb top floor flat, with beautiful views over Exeter Quay and the surrounding Haldon Hills, is ideally located in the sought after area of St Leonard's within walking distance of Exeter High Street and the Quay. Benefiting from private parking, double glazing and gas central heating, the property briefly comprises an entrance hallway leading from communal stairs, 1 bedroom, a separate study, kitchen, bathroom and lounge.

With its fantastic location and immaculate presentation, the internal viewing of this property is highly recommended.

### The Accommodation Comprises: Communal Entrance and Stairs

A communal front door, shared by three flats, opens to stairs that lead to the top floor, and to the entrance of the property.

### Entrance and Hallway

The front door opens in to a hallway with an alcove for coats and shoes, a spacious storage cupboard, a uPVC double glazed window to the side aspect, a gas central heating radiator, intercom phone and spotlights. Doors lead to both bedrooms, bathroom and lounge.

### Bedroom 1

12' 0" x 7' 8" (3.66m x 2.35m)

A good sized double bedroom with a uPVC double glazed window to the rear aspect and a gas central heating radiator.

### Study

9' 6" x 5' 2" (2.92m x 1.58m)

This room is ideal for use as a study with a gas central heating radiator and a uPVC double glazed window to the rear aspect.

### Bathroom

7' 3" x 5' 2" (2.21m x 1.6m)

A modern white bathroom suite with a low level WC, pedestal washbasin with tiled splash back, bath with mixer tap and shower attachment as well as an electric shower above, extractor fan, tiled floor and a gas central heating radiator.



### Lounge

12' 5" x 11' 0" (3.8m x 3.38m) max

With lovely wooden floorboards, wall lights, a gas central heating radiator, doors to the hallway and kitchen and a large uPVC double glazed window with beautiful views over Exeter Quay, the River Exe and the surrounding hills.

### Kitchen

7' 0" x 5' 1" (2.15m x 1.57m) max

A well designed modern fitted kitchen comprising base and wall units with roll edge worktops and tiled splash back. There is a stainless steel sink with mixer tap, a gas cooker with oven, grill and hobs, a washing machine, boxed-in Worcester combination boiler and space for fridge. There is also a small uPVC double glazed window to the front aspect, spotlights and a slate floor.

### Other Information

This is a leasehold property with 77 years left on the lease. The property has an allocated parking space.

