

Additional Information

This property has a 125 year lease with 103 years remaining. There is a service charge that is currently approx £120.00 per quarter which includes maintenance and building insurance. The property is in council tax band 'A'.

www.ps2property.co.uk

These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.



SALEBOARDS
ESTATE AGENTS
Putting Ethics Before Profits



£124,950

80b Hill Barton Lane, Whipton, Exeter, Devon, EX1 3PX

2 Double Bedrooms. Kitchen Breakfast Room. Living Room.
Modern Bathroom. Balcony With Views. Private Garden.

SALEBOARDS
ESTATE AGENTS
Putting Ethics Before Profits

51 South Street Exeter EX1 1EE

Tel: 01392 42 74 42

Email: info@saleboards.net www.saleboards.net



2 Bed Flat, Whipton

This spacious and well presented 2 bedroom flat is situated on the second floor and benefits from having superb views to the rear across Exeter and to Haldon Hill. The property is located in the popular area of Whipton with nearby local shops, primary and secondary schools, supermarkets and with easy access to various local bus routes and the M5 motorway.

The property itself is accessed via a communal hallway and staircase leading to the front door and internally there is a modern fitted kitchen with breakfast area, an inner hallway, living room with a door leading out to the private balcony, a modern bathroom and two double bedrooms. Outside there is a fully enclosed private garden with lawn and some mature trees, as well as a private shed and communal washing lines.

This property has been well maintained with double glazing throughout and recently fitted wall mounted gas heaters in the bedrooms. With all the space this property offers, along with its convenient location and superb views, further viewing is highly recommended.

The Accommodation Comprises: Entrance

A communal front door with intercom to the side leads to the communal stair well. Double doors with obscure glass panels lead out to the rear gardens. Situated on the second floor, the property is accessed by a uPVC front door with obscure double glazed window.

Kitchen Breakfast Room

14' 6" x 11' 5" (4.42m x 3.49m) max

The front door opens in to a modern fitted kitchen with breakfast area comprising an array of matching base and wall storage units, roll edge worktops with tiled splash back and a circular stainless steel sink and drainer unit with mixer tap. There is also space for a gas cooker with an extractor unit above, further spaces for a fridge, freezer, washing machine and dishwasher, two built-in cupboards housing the hot water tank and the electric meter, and an electric fan heater. There is a uPVC double glazed window to the front aspect and an obscure glass uPVC double glazed window looks out to the stairwell. A door leads to the inner hallway.



Inner Hallway

A spacious hallway with doors leading to the bathroom, living room and the two bedrooms. There is also a wall mounted intercom system allowing entry to the building and a hatch to the spacious loft.

Bathroom

7' 4" x 6' 3" (2.25m x 1.91m) max

A white bathroom suite comprising a low level WC, pedestal wash hand basin and a panelled bath with electric shower over. There are also tiled walls, ceramic tile flooring, an electric fan heater and an obscure glass uPVC double glazed window to the front aspect.

Living Room

16' 6" x 12' 0" (5.04m x 3.68m) max

A good sized living room with a wall mounted gas fire, dimmer lights and a large uPVC double glazed window to the rear aspect giving superb views across Exeter to Haldon Hill. There is also a uPVC double glazed door to the side leading out to a private balcony.

Balcony

With metal railings and obscure glass blocks to the side separating the balcony from the neighbouring one. The balcony has great views over the gardens at the rear of the building, as well as across to Haldon Hill.

Bedroom 1

11' 8" x 11' 6" (3.57m x 3.51m) max

A double bedroom with fitted storage wardrobes and cupboards, a wall mounted gas heater and a uPVC double glazed window to the rear aspect with good views.

Bedroom 2

10' 11" x 10' 6" (3.33m x 3.22m) max

A second double bedroom with fitted storage space, a wall mounted gas heater and a uPVC double glazed window to the front aspect.

Outside

To the rear of the main building the property has a private brick-built shed in a block with a path leading to the communal washing lines. The path continues to a fully enclosed fenced garden made up of a lawn and a few mature trees.

