



INVESTMENT BUYERS ONLY - Light and spacious modern second floor apartment, perfectly placed for local amenities and offering good access to the city of Exeter and major road network. This superb property features; large lounge/dining room leading through to a modern kitchen, two double bedrooms - master with balcony, modern bathroom, and a allocated parking space. (Currently tenanted and achieving a monthly rent of £820 (5% yield)

Omaha Drive
Exeter £175,000

West of 

Omaha Drive Exeter £175,000

Superb and well located modern apartment | Two double bedrooms | Spacious lounge/dining room | Modern fitted kitchen | Master bedroom with balcony | Modern bathroom | Allocated parking space | Gas central heating | SUPERB INVESTMENT PROPERTY WITH 5.5% YIELD

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Telephone entry intercom. Communal front door to communal entrance hallway with stairs to second floor.

SECOND FLOOR

Stairs from entrance hallway to second floor landing. Front door to apartment 4.

ENTRANCE HALLWAY

L shaped entrance hallway with wood effect laminate floor. Radiator. Hatch to loft space. Telephone intercom. Door to deep storage cupboard. Doors to living room, bedrooms and bathroom.

LOUNGE/DINING ROOM

15' 4" x 13' 0" (4.67m x 3.96m) Light and spacious lounge/dining room with two UPVC double glazed windows to front aspect. Two radiators. TV and telephone points. Arch to kitchen.

KITCHEN

9' 8" x 8' 10" (2.95m x 2.69m) Attractive kitchen with extensive range of base and wall units in light wood effect finish. Granite effect roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Matching wall cupboard housing gas boiler. UPVC double glazed window to rear aspect. Space for free standing fridge freezer.

BEDROOM 1

11' 0" x 8' 10" (3.35m x 2.69m) Spacious double bedroom with UPVC double glazed French doors to balcony with steel surround and toughened glass. Radiator. Wood effect laminate flooring.

BEDROOM 2

9' 3" x 8' 8" (2.82m x 2.64m) (plus deep alcove) Further spacious double bedroom with two UPVC double glazed windows to front aspect. Radiator. TV point.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) (plus deep door recess) UPVC double glazed window with obscure glass to rear aspect. Modern white suite comprising, low level w.c., pedestal hand wash basin and bath with tiled surround, glass shower screen and electric shower over. Radiator. Shaver point. Extractor fan. Door to deep airing cupboard complete with shelving.

OUTSIDE

PARKING

Allocated parking space located to the rear of the property.

GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967