



Superb opportunity to purchase a 40% share in this modern first floor apartment, situated in the popular village of Exminster with good access to all village amenities, city of Exeter and coast. This spacious and well presented property comprises of; large living/dining room leading through to a modern fitted kitchen, generous sized double bedroom and modern bathroom. The property also benefits from allocated parking and bike store.

Old Quarry Drive
Exeter £84,000

West of 

Old Quarry Drive Exeter £84,000

Spacious first floor apartment | Good size double bedroom | Light and spacious living/dining room | Modern fitted kitchen | Modern bathroom with white suite | Allocated parking space | Good access to village amenities | Gas central heating and double glazed | Shared Ownership opportunity | Ideal first home

PROPERTY DETAILS:

APPROACH

Communal front door to communal entrance hallway with stairs to first floor. Door to inner communal hallway with front door to No 105 and entrance hallway.

ENTRANCE HALLWAY

Light and spacious L shaped entrance hallway with Upvc double glazed window to side aspect. Central heating radiator. Entry phone. Double doors to large storage cupboard housing gas combi boiler. Doors to living/dining room, bedroom and bathroom.

LIVING/DINING ROOM

17' 2" x 11' 2" (5.23m x 3.4m) (max) Large living/dining room with Upvc double glazed window to side aspect. Two central heating radiators. TV and telephone point. Opening to kitchen.

KITCHEN

9' 2" x 7' 5" (2.79m x 2.26m) Modern fitted kitchen with range of base, wall and drawer units in white finish. Roll-edge worktop with matching upstand and inset stainless steel sink with mixer tap. Integral electric single oven and hob with stainless steel splash panel, and cooker hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Extractor fan. Upvc double glazed window to side aspect.

BEDROOM

12' 6" x 10' 3" (3.81m x 3.12m) (max) Generous sized double bedroom with Upvc double glazed window to side aspect. Central heating radiator. TV and telephone points.

BATHROOM

6' 8" x 6' 6" (2.03m x 1.98m) Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower over. Part tiled walls. Central heating radiator. Extractor fan. Shaver point.

OUTSIDE

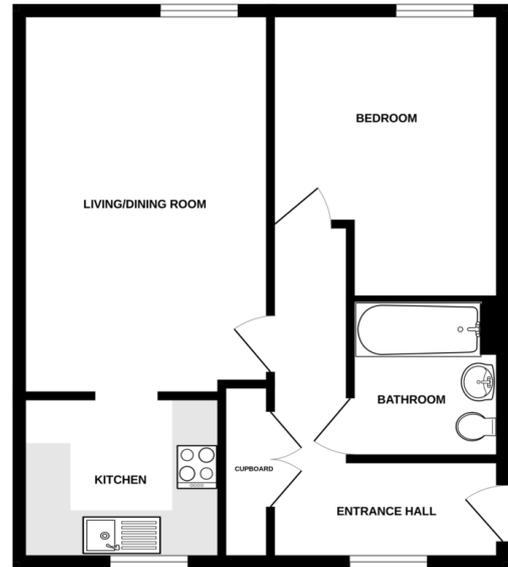
PARKING

Residents car park with allocated parking space for one vehicle located behind the property.

AGENTS NOTES:

The property is leasehold with remaining term of the lease: 89 years
Share of ownership: 40% share
Monthly Standard Assured Rent including service charges: £384.00

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Intergo 02023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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	
WWW.EPC4U.COM			



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