



POPULAR suburb of Exeter, close to City Centre, train stations, local shops, amenities & schools. A ground-floor Maisonette with two double Bedrooms, living Room, modern kitchen & a great size rear garden with decking & "man cave". Off road parking, in the Whipton area of Exeter. Great Buy to Let opportunity.

35 Leypark Road | Whipton | Exeter | EX1 3NX





PROPERTY TYPE

Ground Floor Maisonette
Leasehold



SIZE

679 sq ft



LOCATION
Town



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

73 C



COUNCIL TAX BAND

B



in a nutshell...

- Ground Floor Maisonette
- Two Double Bedrooms
- Kitchen with Access to Garden
- Generous Living Room
- Off Road Parking
- Popular Area of Whipton
- Well Presented Throughout
- Close to Amenities, Shops & Train Station
- Rear Garden + Terrace + Man Cave
- Buy to Let Opportunity



the details...

A ground-floor maisonette with two double bedrooms, an enclosed rear garden and parking, in the whipton area of Exeter. Inside, it is nicely presented and feels warm and welcoming with gas central heating and double-glazing throughout. The accommodation comprises an entrance porch, a hallway with a meter cupboard and an under-stairs storage area.

A good-sized, light and airy living room has a papered feature wall and dual-aspect windows.:

A decent sized kitchen has a back door and fitted units with plenty of cupboard and worktop space complete with tiled splashbacks, there is a gap for a cooker and a fridge and space with plumbing for a washing machine. A wall-mounted combi-boiler provides the central heating and hot water on demand.

There are two double-bedrooms, both with large, fitted wardrobes with sliding mirror doors and a family bathroom containing a bath with a shower over, a basin and a WC.

Outside, the rear garden is a generous size and is fully enclosed making it safe for children and pets. There is a gently sloping lawn with an area of artificial grass, great as a child's playground, a terrace of timber decking, ideal for a barbecue or drinks with family and friends, a brick-built shed with mains power, an outside tap for convenience, and a timber shed with a polycarbonate roof, currently used as a bar/garden room.

At the front there is a parking area of hardstanding that has space for at least two cars, with more on-road if required.

Tenure: - Leasehold

Service Charge, Ground Rent & Buildings Insurance contribution are payable. 2023 costs, subject to change:

Service Charge to Exeter City Council - £44.08 quarterly

Ground Rent: - £10 per annum

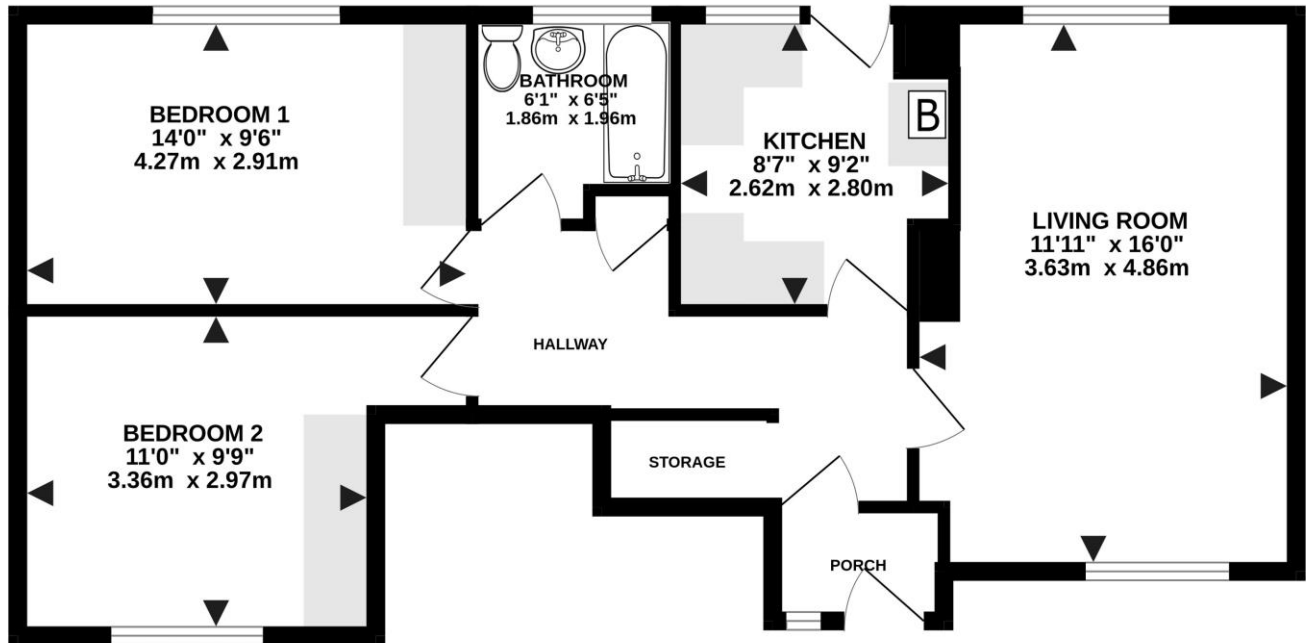
Buildings Insurance: - £36.25 quarterly

Council Tax Band - B



the floorplan...

GROUND FLOOR 679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

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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the location...

Exeter has shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport. A great city.

Shopping

Late night pint of milk: Morrisons Daily 0.3 miles
City Centre: 2.3 miles
Supermarket: Sainsbury's 0.8 miles

Relaxing

Beach: Dawlish Warren 13 miles
Cinema: Vue 2.1 miles
Exeter Golf and Country Club: 2.7 miles

Travel

Bus stop: 0.2 miles
Train station: Polsloe Bridge 1 mile
Main travel link: M5 1.5 miles
Airport: Exeter 3.1 miles

Schools

St Nicholas Catholic Primary School: 0.7 miles
St Luke's Church of England school: 0.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX1 3NX

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