



Fabulously located right in the heart of Exeter is this nicely presented ground floor one bedroom apartment. French doors onto a south facing Juliette balcony from the living room, modern fitted kitchen and shower room, Currently tenanted and with no ongoing chain.

Wheaton House  
Exeter £139,950

East of **EXE**

# Wheaton House Exeter £139,950

Ground Floor One Apartment | Separate Sleeping Zone |  
 Modern Fitted Kitchen | French Doors Juliette Balcony |  
 Bathroom | Central Location | Ideal Investment | Currently  
 Let | No Ongoing Chain

## APPROACH

Secure communal entrance door to communal entrance hallway.

## COMMUNAL ENTRANCE HALLWAY

Spacious communal hallway with front door to flat 5.

## ENTRANCE HALLWAY

Small entrance hallway with door to cupboard housing hot water tank. Coat hanging space. Wall mounted electric night storage heater. Doors to living room and shower room.

## OPEN PLAN LIVING/DINING/KITCHEN

### LIVING/DINING AREA

Spacious with Upvc double glazed french doors to Juliette balcony. Wall mounted electric night storage heater. Wall lighting. Leading through to the kitchen area....

### KITCHEN AREA

Open plan kitchen area with a range of base, wall and drawer units in a cream finish with wood effect trim. Roll-edge worktop with matching upstand and inset stainless steel sink. Integral single electric oven and hob with stainless steel splashpanel, and modern stainless steel cooker hood over. Integral washing machine. Space for freestanding fridge/freezer.

### BEDROOM AREA

A half height wall divides the bedroom area from the open plan living/dining/kitchen area with space for a double bed and wardrobe.

### SHOWER ROOM

White suite comprising; low level w.c., pedestal hand wash basin and glass folding door to large tiled shower enclosure with electric shower. Shaver point. Extractor fan. Recess spotlighting. Wall mounted electric ladder style radiator.

## AGENTS NOTES:

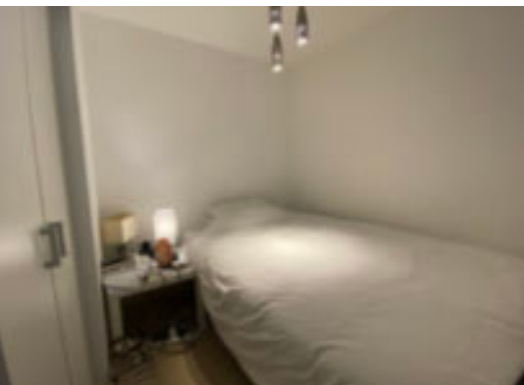
The property is Leasehold  
 Ground Rent - £200/Annum (paid yearly)  
 Service Charge - £1,270 per annum (paid half yearly)  
 109 Years Remaining on the lease  
 Council Tax Band: A - Exeter City Council



GROUND FLOOR  
 390 sq ft. (35.3 sq m.) approx.



TOTAL FLOOR AREA: 390 sq ft (35.3 sq m.) approx.  
 Measurements are approximate. We do not warrant the accuracy of these measurements. Please contact us for more information.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.