



Superbly located two double bedroom first floor apartment, situated close to the wonderful Exeter Quay area and within easy walking distance to Exeter city centre. This lovely property offers light and spacious accommodation featuring; an impressive living/dining room with french doors opening onto a small balcony, modern fitted kitchen, master bedroom with en-suite and large bathroom. The property also benefits from an allocated parking space and use of a communal bike store. Chain Free.

Floyers Hay Court, Isca Road

Exeter

£240,000

West of 

# Isca Road Exeter £240,000

Well located first floor apartment | Two double bedrooms |  
 Superb light and spacious living/dining room | Modern fitted  
 kitchen | Master bedroom with en-suite | Large bathroom |  
 Allocated parking for one vehicle | Use of communal bike  
 store | Gas central heating | Chain Free

## PROPERTY DETAILS:

### APPROACH

Communal front door to communal entrance hallway with stairs to the first floor. Front door to apartment 17 and entrance hallway.

### ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to all rooms. Covered ceiling. Radiator. Recess spotlights. Entry phone. Door to deep storage cupboard complete with hanging rail.

### LIVING/DINING ROOM

22' 0" x 16' 8" (6.71m x 5.08m) (max) Wonderful light and spacious living/dining room with Upvc full height double window to rear aspect with glimpses of the river Exe, and Upvc french doors leading to an enclosed balcony. Covered ceiling. Wall lighting. Three radiators. TV and telephone points. Wood effect laminate flooring. Pocket sliding door to kitchen.

### KITCHEN

10' 3" x 7' 9" (3.12m x 2.36m) Upvc double glazed window to rear aspect. Covered ceiling. Recess spotlights. Fitted kitchen with excellent range of base, wall and drawer units in light wood finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Integral fridge/freezer. Integral dishwasher and washing machine. Telephone point. Matching wall cupboard housing gas combi boiler. Matching wood effect laminate flooring.

### BEDROOM 1

10' 7" x 8' 8" (3.23m x 2.64m) Spacious double bedroom with Upvc double glazed window to front aspect. Covered ceiling. Radiator. TV and telephone points. Fitted wardrobe complete with hanging rail and shelf. Door to en-suite.

### EN-SUITE

6' 3" x 3' 9" (1.91m x 1.14m) White suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large tiled shower enclosure with electric shower over. Recess spotlights. Extractor fan. Radiator. Covered ceiling.

### BEDROOM 2

13' 1" x 9' 2" (3.99m x 2.79m) (max) Further double bedroom with Upvc double glazed window to front aspect. Covered ceiling. Radiator. Door to built-in cupboard complete with shelf and fitted electric heater.

### BATHROOM

12' 8" x 6' 0" (3.86m x 1.83m) (max) Large bathroom with Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass shower screen and mixer tap with shower head attachment. Covered ceiling. Extractor fan. Radiator. Shaver point.

### OUTSIDE

### PARKING

To the front of the property is a residents car park with allocated numbered parking for one vehicle. Access to a communal bike store.

### AGENTS NOTES:

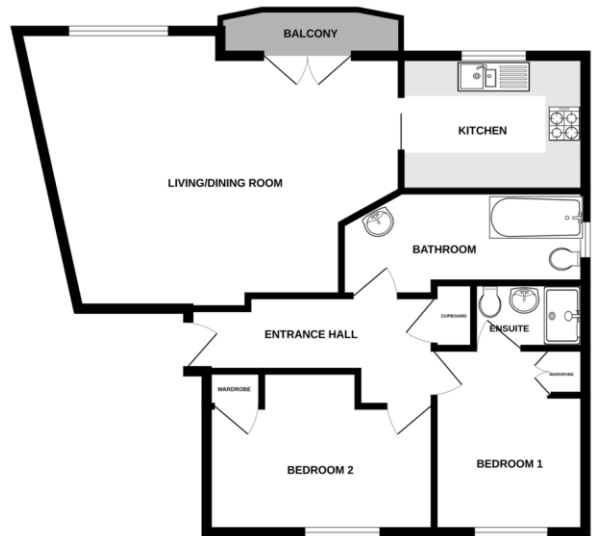
The property is leasehold with 89 years remaining. (1996)

The service charge is £99 per month and includes the buildings insurance - Managing Company is Whitton & Laing.

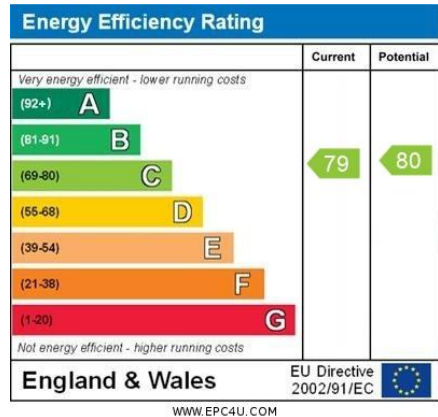
The annual ground rent is £25.

Council Tax Band: B - Exeter City Council

## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metagis 02123



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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