



Superb opportunity to purchase a 40% share in this modern two double bedroom 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 enjoying a southerly sunny aspect, leading through to a modern fitted kitchen, two double bedrooms and modern bathroom. The property also benefits from one allocated parking space and bike store.

Old Quarry Drive
Exminster £86,000

West of 

Old Quarry Drive Exminster £86,000

Light and spacious first floor apartment | Two double bedrooms |
 Light and spacious double aspect 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

GROUND FLOOR
 637 sq.ft. (59.2 sq.m.) approx.

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 103 and entrance hallway.

ENTRANCE HALLWAY

Light and spacious entrance hallway with double doors to a large storage cupboard. Central heating radiator. Entry phone. Hatch to boarded loft space with pull-down ladder. Doors to living/dining room, bedrooms and bathroom.

LIVING/DINING ROOM

17' 4" x 11' 1" (5.28m x 3.38m) (max) Light and spacious double aspect room with Upvc double glazed windows to front and side aspect with views over the village and glimpses towards the estuary and Woodbury Common beyond. Two radiators. TV and telephone points. Opening through to kitchen.

KITCHEN

10' 5" x 7' 1" (3.18m x 2.16m) Spacious kitchen with a good range of modern base and wall units in a white finish. Roll-edge worktop with matching upstand and inset stainless steel sink. Integral electric single oven and ceramic hob with stainless steel splash panel, and stainless steel cooker hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Matching wall unit housing gas combi boiler.

BEDROOM 1

13' 2" x 10' 0" (4.01m x 3.05m) Spacious double bedroom with Upvc double glazed window to side aspect. Radiator. TV and telephone points.

BEDROOM 2

13' 2" x 7' 3" (4.01m x 2.21m) Further spacious double bedroom with Upvc double glazed window to side aspect. Radiator. Telephone point.

BATHROOM

7' 1" x 5' 9" (2.16m x 1.75m) (max) Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and newly fitted digital electric shower over. Radiator. Shaver point. Extractor fan.

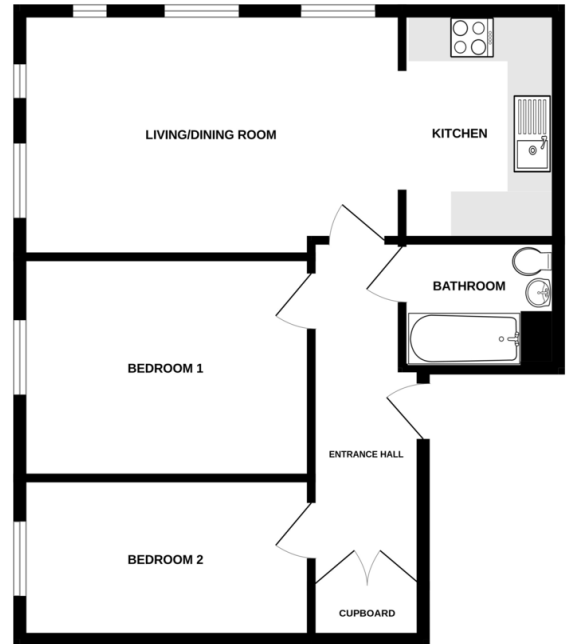
OUTSIDE

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: £???????
 Council Tax Band: A - Teignbridge District Council



TOTAL FLOOR AREA: 637sq.ft. (59.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metrepro CC024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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 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