



SMART
ESTATE AGENT

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RIVER PLATE ROAD, EXETER

GUIDE PRICE £180,000 - £200,000



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SUMMARY

We are proud to bring to market this beautiful TWO bedroom apartment. This property has an open plan living/dining area, balcony area to enjoy the sunshine, a separate kitchen, 2 bedrooms, bathroom and is only minutes away from Exeter city centre, a train station, bus route, local amenities and cycle paths/walks.

Throughout the home, there is double glazed windows and gas central heating.

The living area of this property is open plan with a dining space and double French doors leading to the balcony. The modern fitted kitchen is separate and has lots of storage for essentials and ample space for appliances.

Both bedrooms are double rooms with uPVC windows.

The bathroom is modern and contains a WC, hand wash basin and bath with shower overhead.

This property comes with a private parking space.



LOUNGE/DINER Large space opening onto a balcony with uPVC double glazed windows to either side of the double patio doors. Further uPVC double glazed window to side aspect. Radiator.



KITCHEN uPVC double glazed window to side aspect, oak effect flooring, wall and base fitted units, roll edge work top surface, stainless steel sink with side drainer, integrated oven with 4 point gas hob, extractor hood above, tiled, space for fridge freezer and plumbing for washing machine.



BATHROOM Three piece suite comprising low level WC, hand wash sink and bath with shower over. uPVC double glazed window to side aspect, oak effect flooring, tiled, shaver point, radiator.

BEDROOM ONE uPVC double glazed window to side aspect, carpet flooring, radiator.

BEDROOM TWO uPVC double glazed window to side aspect, carpet flooring, radiator.

PARKING There is an allocated parking space to the front of the property.

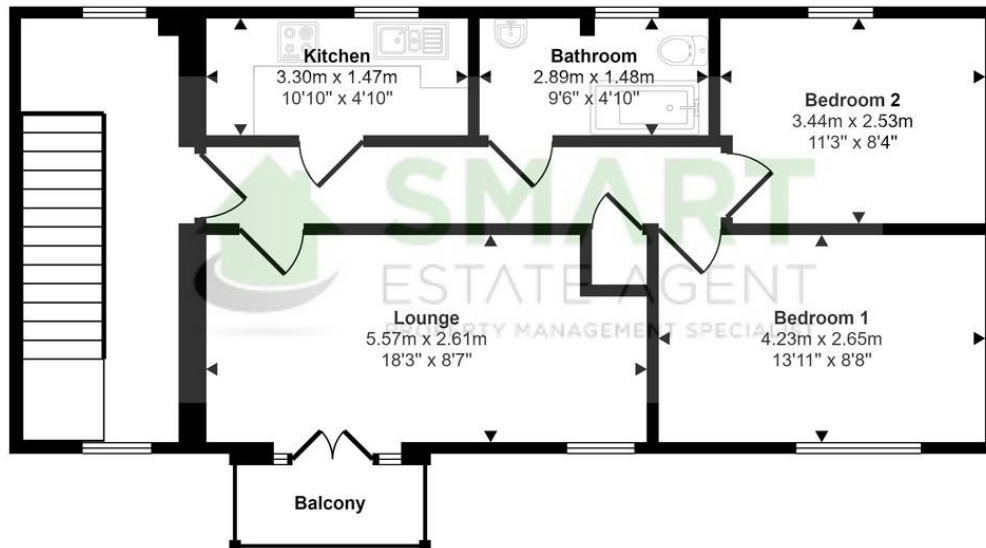


AGENT NOTES Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
68 sq m / 730 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.