



Superb one double bedroom first floor apartment situated in the highly desirable and sought after area of St Leonards, with easy access to Exeter city centre, R D & E Hospital and the wonderful river Exe. This light and spacious property features; light and spacious double aspect living/dining room with door leading through to a modern kitchen, and a modern bathroom. The property benefits from an allocated parking space and use of a communal garden area. The property would make a perfect first home or investment property achieving a monthly rent of £950 (yield in the region of 5.8%)

**Veale Drive**  
Exeter £189,000

**West of EXE**

# Veale Drive Exeter £189,000

Spacious apartment in good location | One double bedroom |

Bright double aspect living/dining room | Modern fitted kitchen | Modern bathroom | Allocated parking space | Long lease and share of freehold | Well located for access to R D & E, City of Exeter and River Exe | Gas central heating | Ideal first home or investment property

## PROPERTY DETAILS:

### APPROACH

Communal front door to communal entrance hallway and stairs to first floor. Front door to apartment 5 and entrance hallway.

### ENTRANCE HALLWAY

Entrance hallway with doors leading to living/dining room, bedroom and bathroom. Radiator. Door to useful storage cupboard complete with shelving. Entry phone.

### LIVING/DINING ROOM

16' 10" x 12' 5" (5.13m x 3.78m) (max) Light and spacious double aspect room with double glazed windows to side aspect and french doors with Juliet balcony to rear. Two radiators. TV and telephone points. Wood effect laminate flooring. Door to kitchen.

### KITCHEN

12' 8" x 6' 0" (3.86m x 1.83m) Modern galley style kitchen with range of fitted base, wall and drawer units in cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with extractor hood over. Integral washer/dryer. Space for freestanding fridge/freezer. Matching wall unit housing gas combi boiler. Radiator. Double glazed window to front aspect.

### BEDROOM

13' 1" x 9' 6" (3.99m x 2.9m) (max to back of wardrobe) Good sized double bedroom with sash style double glazed window to front aspect. Radiator. TV point. Double sliding doors to built-in wardrobe.

### BATHROOM

9' 0" x 5' 6" (2.74m x 1.68m) White suite comprising; low level w.c., pedestal hand wash basin and P-shape bath with tiled surround, and electric shower and glass screen. Extractor fan. Chrome ladder style radiator.

### OUTSIDE

### PARKING

The property has one allocated parking space located in the residents car park to the rear of the property.

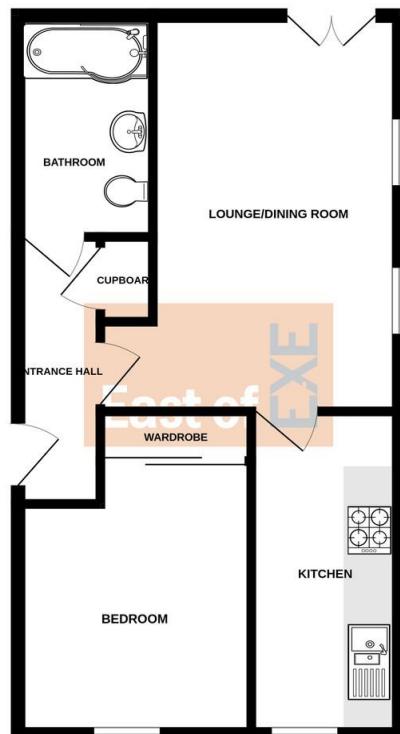
### COMMUNAL SPACE

The residents have the use of the lawned garden space located to the rear of the development.

### AGENTS NOTES:

The property is leasehold - 999 years from 2007 - 981 years remaining. All the apartment 13 owners have a share of the freehold. There is a maintenance charge of £87 per month and additional £110 per year paid to Wyvern Park Management Company for the upkeep of the building, communal areas and parking, plus towards the green space areas of Wyvern Park.

### GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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

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