



## Shared Ownership 50%

Check out this beautifully presented, no chain, SHARED OWNERSHIP (50%) End-Terrace Home. Featuring 2 Double Bedrooms, An Open Plan Kitchen/Lounge/Dining Room space, Cloakroom & Bathroom, Enclosed Garden & Off-Road Parking for 2 Cars. Situated in a popular location close to new Town Centre, Schools & transport links.

**32 Alford Pasture | Exeter | EX5 7EB**





PROPERTY TYPE

End Terraced House



SIZE

586 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

81B



COUNCIL TAX BAND

B



### in a nutshell...

- NO ONWARD CHAIN
- Modern End-Terrace Home
- 2 Double Bedrooms
- Open Plan Living Space
- Cloakroom and Bathroom
- Enclosed Rear Garden
- Off Road Parking for Two Cars
- Easy access to M5, Exeter & A30
- Close to the New Town Centre





## the details...

The paved path leads to the front door, sheltered beneath a glass storm porch, and opens into a welcoming entrance hall with plenty of space for shoes and coats along with a convenient cloakroom that includes a WC and wash basin. From here the property flows into a beautifully presented and spacious open plan living area. A bay window at the front, complete with a cleverly fitted window seat, and French doors opening to the rear garden allow the room to feel bright and airy throughout the day.

The living area feels warm and inviting with soft carpeting underfoot and a useful storage nook set neatly beneath the staircase to the first floor. The kitchen continues the modern feel of the home and is finished with a tiled floor and elegant grey white units with matching wall cabinets. It includes an integrated fridge freezer, electric oven, ceramic hob and extractor, along with space for a washing machine and a dining table, creating a practical and sociable space for everyday living.

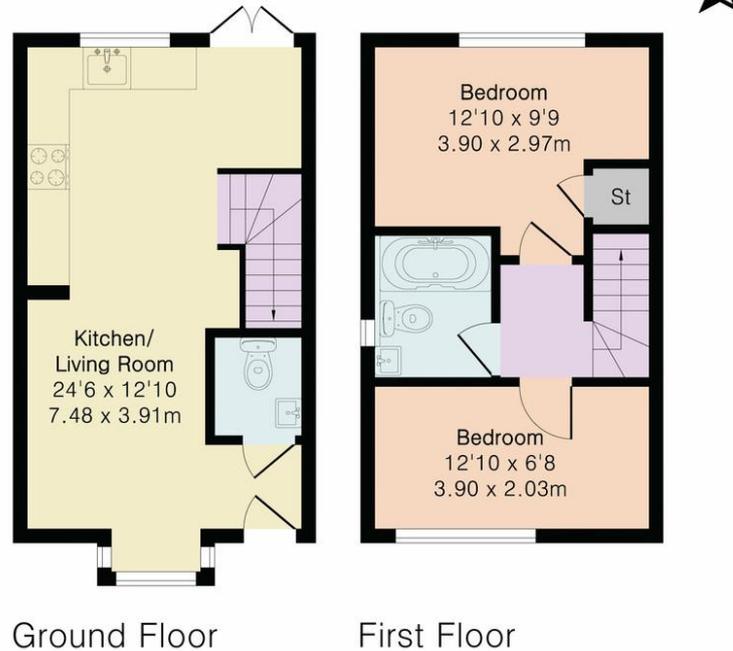


the floorplan...

**Approximate Gross Internal Area 586 sq ft - 55 sq m**

Ground Floor Area 297 sq ft – 28 sq m

First Floor Area 289 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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Upstairs, the layout offers two comfortable bedrooms. The main bedroom is a generous double with attractive paneled walls and a window that looks out over the garden.. Bedroom Two is also a light and airy double with a window facing the front of the property. The family bathroom is finished with a tiled floor and stylish tiled walls and includes a bath with shower over, wash basin, WC and a heated towel rail.

Outside, the rear garden is fully enclosed and mainly laid to lawn. A useful shed sits to one side, and a garden gate opens directly onto the driveway where there is room to park two cars.

Tenure - Leasehold

Leasehold Term - 125 years

Leasehold Start Date - 29 June 2018

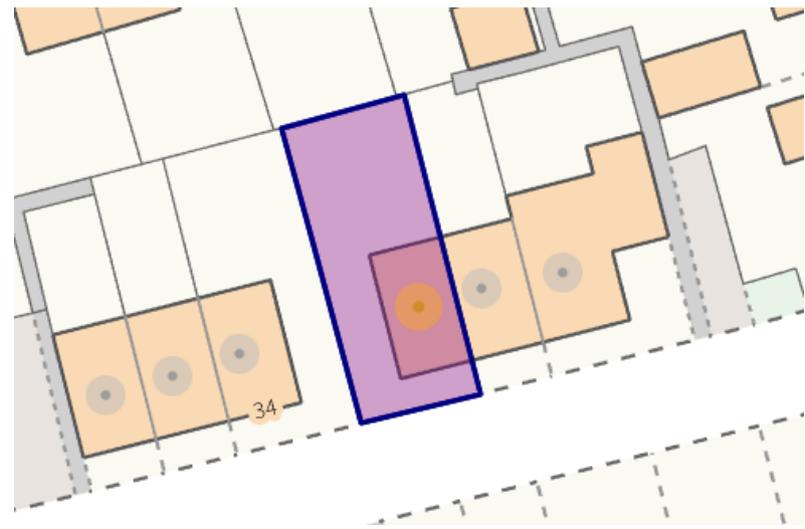
Monthly Rent - £351.39 (This may change if you have moved into a new financial year by the time you complete)

Monthly lease management fee £26.23

Annual Buildings Insurance £10.77

AGENTS NOTE - The lease states that the leaseholder must "pay to the Landlord on demand a fair and proper proportion of the expense of cleaning, lighting, repairing, renewing, decorating, maintaining and rebuilding any Communal Facilities, together with the reasonable costs, charges and expenses incurred by the Landlord or Superior Landlord in providing, maintaining and managing those Communal Facilities."







Need a more complete picture? Get in touch with your local branch...

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