

Knowhow. It comes from experience.



1B Parr House Salmon Pool Lane St Leonards Exeter EX2 4SN

Offers in the Region Of £185,000



# In brief...

- SPACIOUS RAISED GROUND FLOOR FLAT
- IN HIGHLY REGARDED RESIDENTIAL AREA WITHIN EASY WALKING DISTANCE OF HOSPITAL, SCHOOLS AND THE RIVERSIDE WALKS AROUND THE QUAY
- SITTING ROOM WITH PRIVATE BALCONY OFF
- KITCHEN
- TWO BEDROOMS, SHOWER ROOM
- GARAGE, USE OF REAR GARDEN
- LEASEHOLD
- NO ONWARD CHAIN
- EPC=D
- REF:DWE05398







## In more detail....

This represents a wonderful opportunity to buy a spacious raised ground floor apartment occupying this most sought after location, as a first purchase or an investment. There are a few steps up to this property from the road.

The property includes a good sized sitting room with a triple aspect giving good views over the Haldon Hills and in addition there is a superb south facing private balcony leading off. There is a kitchen along with two good sized bedrooms, the bathroom has been converted to a shower room suitable for disabled use. There is a lock up garage located immediately below the flat where the central heating boiler is located. The owners of this flat have exclusive use of the rear garden and are also responsible for the upkeep along with responsibility for maintaining the front garden.

The flat benefits from a 199 year lease granted in 1982. There is a payment of £5.00 pa for ground rent.

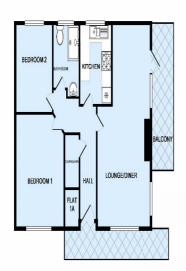
Currently they do not pay a service charge although they are responsible for contributing to any essential repairs or ongoing maintenance

Overall an excellent property which is going to appeal to first time buyers or an investor seeking a ready lettable property in a very convenient and highly regarded residential area.

The property is ready for immediate occupation as there is no onward chain.



# GARAGE GARAGE (FLAT 1A) SHARED BIN/STORE ROOM



BASEMENT LEVEL

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GROUND FLOOP

### Accommodation:

### **Entrance Hall**

Sitting Room: 23' 7" x 11' 7" (7.19m x 3.54m) irregularly shaped. max. overall

Kitchen: 9'2" x 6'9" (2.79m x

2.06m)

**Bedroom 1**: 13' 2" x 10' 2"

(4.02m x 3.09m)

**Bedroom 2:** 10' 2" x 7' 9" (3.11m

x 2.36m)

**Shower Room:** 8' 1" x 5' 7"

(2.47m x 1.70m)

Garage: 15' 11" x 8' 4" (4.86m x

2.55m)

### Outside

The owners of this flat have exclusive use of the rear garden

# The location...

In a highly regarded residential area within easy walking distance of hospital, schools and the riverside walks around Exeter Quay.

### **DIRECTIONS**

Travel out of Exeter on Topsham Road, continue past County Hall on your left, turn right immediately before the traffic lights at Barrack Road into Salmon Pool Lane and the property is on your left hand side.



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