



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

Offers in the
Region Of
£185,000

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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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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