



**STAGS**

Flat 5 Oriel House

# Flat 5 Oriel House

135 Topsham Road, St Leonards, Exeter, EX2 4RE

City Centre 1 mile

- Adjacent County Hall
- Convenient for R, D & E Hospital
- No onward chain
- 2 Double bedrooms
- Open plan living room/dining room/kitchen
- Garage
- Allocated parking space

**Guide price £225,000**

## SITUATION

The property is situated in St Leonards, one of the most favoured residential locations in Exeter, being within easy walking distance of the city centre, the Royal, Devon and Exeter Hospital, adjacent to County Hall and Exeter's historic quay with its rowing club, quirky cellar outlets, restaurants, cafe's, pubs and water sports facilities. Ideally situated for walking and cycling, one is able to follow the Riverside Valley to Countess Wear and the historic Double Locks pub. The property is within close proximity to many state and private schools. Major bus stop opposite.

## ACCOMMODATION

Entering through the entrance vestibule there is a window to the front aspect with stairs to the apartment and the L-shaped open plan living area. Over the dining area is a feature glazed ceiling and velux window to the front aspect enjoying distant views of the local countryside and river. The kitchen comprises a range of timber fronted units built-in stainless steel sink and drainer unit, fridge/freezer, washing machine and oven. Timber flooring. Double glazed window to rear enjoying an open aspect. The living area has three double glazed



A contemporary, two bedroom, loft apartment situated within the favoured St Leonards area of Exeter





windows to the rear and a further one to the side providing a pleasant outlook over the surrounding area. Bedroom 1 benefits from a large double glazed window to the front enjoying views to the countryside in the distance. Two further windows to the side. Bedroom 2 again has a front aspect and a further window to the side. The bathroom is of a good size and benefits from a modern suite, comprising bath, wc, wash basin and shower cubicle. Ceramic tiled splashback, chrome towel rail, eaves cupboard containing the gas-fired boiler. Useful fitted cupboard. Wood-effect laminate flooring and an opaque window to the side.

### OUTSIDE

To the rear of Oriel House is a single garage with parking in front. The garage has power, lighting and inbuilt storage cupboards. Outside tap. The parking space and garage are accessed from a lane off Topsham Road only a short distance from the property.

### SERVICES

All mains services are connected. Sky installed.

### TENURE

We understand that the property is held on a 999 year lease with approximately 962 years remaining. All of the furniture is available to purchase by separate negotiation.

### INVESTMENT OPPORTUNITY

Stags Lettings department suggest a rental figure of £950 per calendar month, providing a gross yield of 5%. For knowledgeable advice on Buy-to-Let investments please contact either Polly Lethbridge or Julia Richardson in our Lettings Department on 01392 671598.

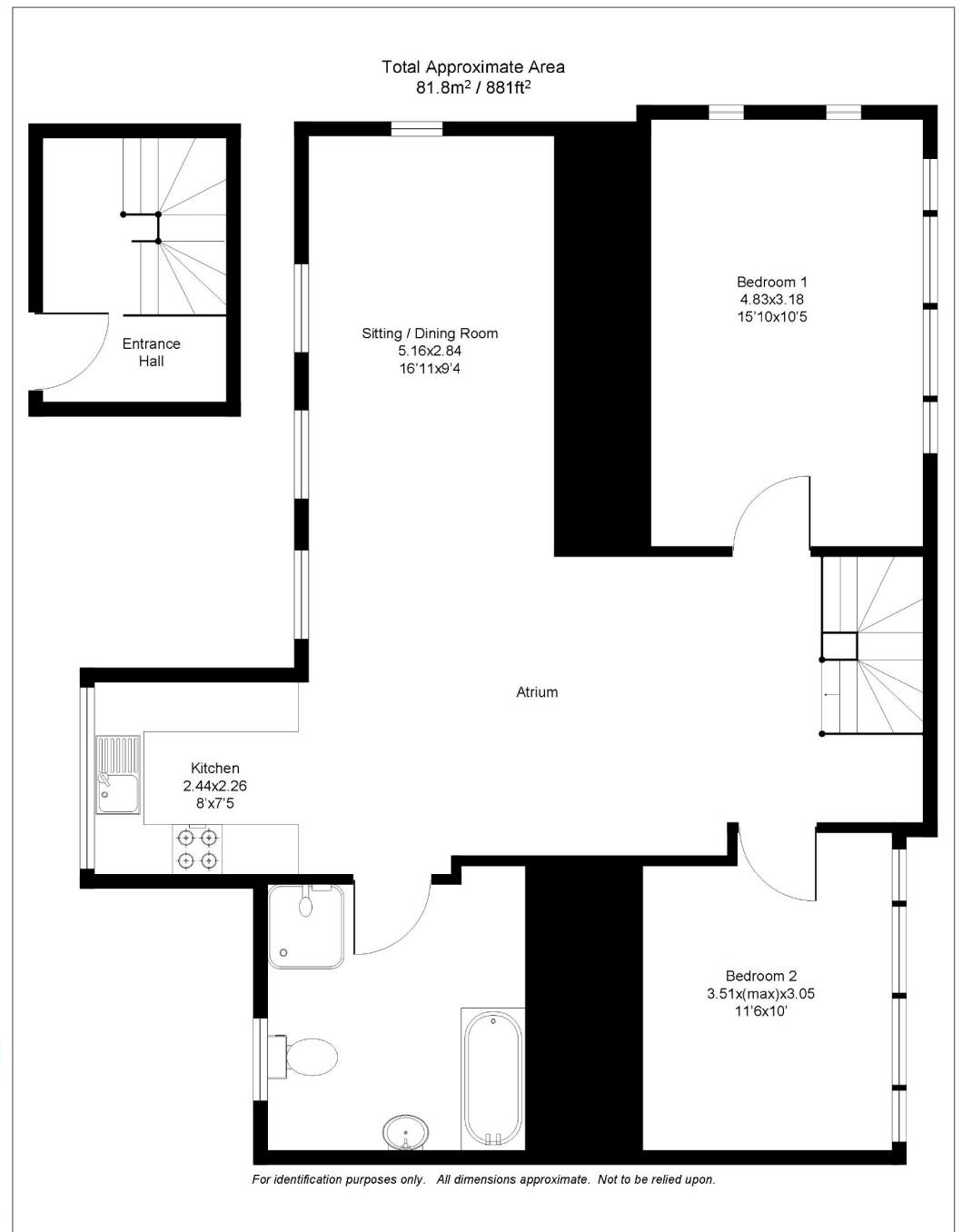
### DIRECTIONS

From the city centre proceed along Topsham Road passing County Hall on the left and the property will be found shortly after on the left hand side. For viewing purposes, please park in either Abbeville Close or Rivermead Road. Please note parking restrictions apply.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs (91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	