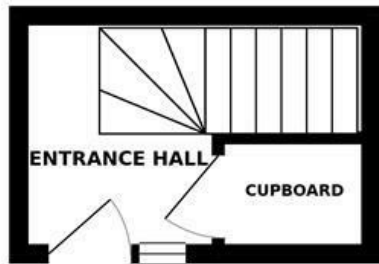
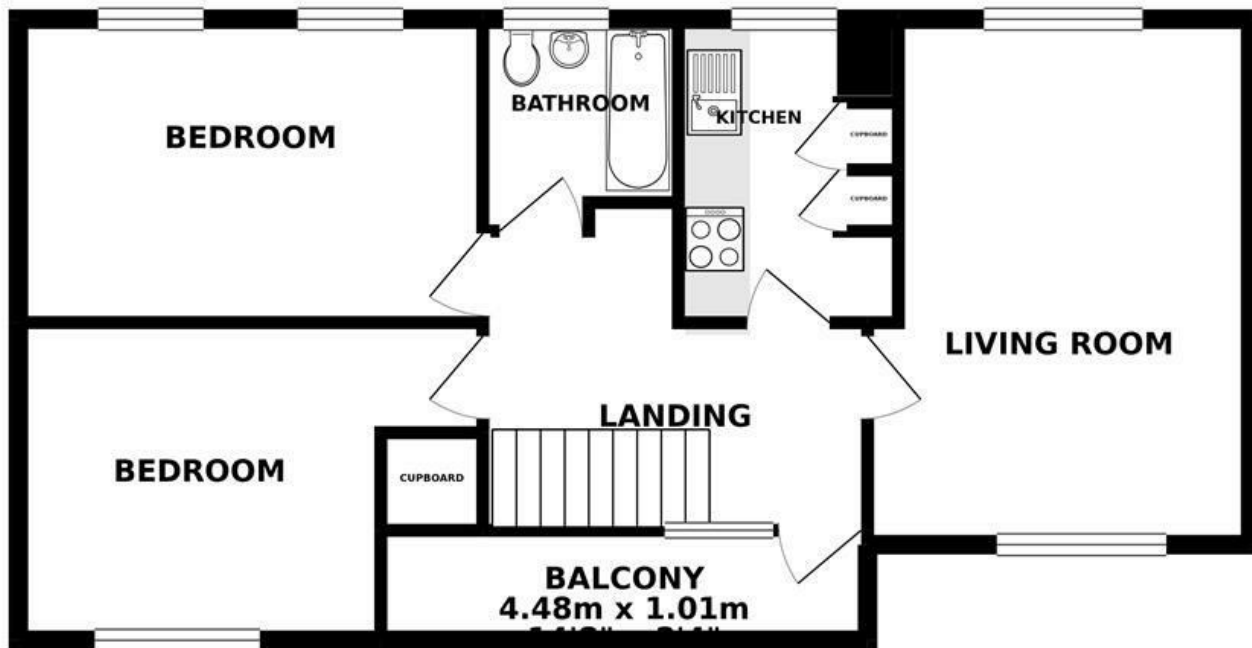




GROUND FLOOR 7.11 sq. m.  
( 76.55 sq. ft. )



1ST FLOOR 61.76 sq. m.  
( 664.74 sq. ft. )



TOTAL FLOOR AREA : 68.87 sq. m. ( 741.29 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**£165,000** LEASEHOLD



**60 Leypark Road, Whipton, Exeter, Devon, EX1 3NX**

A well presented spacious maisonette totalling approximately 664 sq ft with two double bedrooms in the popular area of Whipton, close to local shops and amenities. The accommodation briefly comprises an entrance hall, large storage cupboard, dual aspect lounge/diner, balcony, modern fitted kitchen, two first floor bedrooms and modern bathroom. Outside there is a driveway with parking. The property benefits from PVCu double glazing and gas central heating. An internal viewing is advised.



60 Leypark Road, Whipton, Exeter, Devon, EX1 3NX

£165,000 LEASEHOLD

**Accommodation Comprising:**

PVCu double glazed front door and side window into:

**Entrance Hall**

With large storage cupboard and stairs to:

**First Floor Landing**

Gas central heating radiator, hatch to roof space, PVCu double glazed door and side window to:

**Balcony**

An enclosed balcony with PVCu double glazed doors to the front.

**Lounge/diner**

4.84m x 3.53m (15'10" x 11'6")

PVCu double glazed windows to the front and rear aspects. Gas central heating radiator and feature fireplace with stone surround and flame effect gas fire inset. Television point.



**Fitted Kitchen**

2.79m x 2.08m (9'1" x 6'9")

PVCu double glazed window to the rear aspect. The kitchen is fitted with a range of oak effect base cupboards, drawers and eye level units. Roll edged work surface with tiled surrounds, Bosch four ring gas hob, electric oven and stainless steel extractor hood. Stainless steel single bowl sink unit with mixer tap. Space and plumbing for washing machine. Space for refrigerator. Spot lighting, built-in cupboard housing the Worcester gas boiler supplying domestic hot water and gas central heating. Further built-in larder cupboard with shelving.



**Bedroom 1**

4.29m x 2.86m (14'0" x 9'4")

Two PVCu double glazed window to rear aspect and gas central heating radiator.



**Bedroom 2**

3.33m x 2.92m (10'11" x 9'6")

PVCu double glazed window to the front aspect, gas central heating radiator, built-in cupboard with slatted shelving.

**Modern Bathroom**

1.93m x 1.80m (6'3" x 5'10")

Obscured PVCu double glazed window to the rear aspect. The bathroom is fitted with a modern white suite comprising a panelled bath with chrome style mixer tap

and Mira shower over. Built-in vanity unit with contemporary wash hand basin, mixer tap and cupboard space below. Low level W.C. with concealed cistern. Heated towel rail.



**Front**

At the front of the property there is an allocated parking space.

**Rear Garden**

There is a lawn garden area stretching around the rear of the property, which is accessed via a shared pathway to the side.



**Directions**

From the double mini roundabouts outside the Dormans office, proceed along the B3181 towards the centre of Exeter. Turn right at the first set of traffic lights, then at the next junction proceed straight onto Hill Barton Road. Take the right hand turning signposted Leypark Road and the property can be found on your left hand side.

**Council Tax**

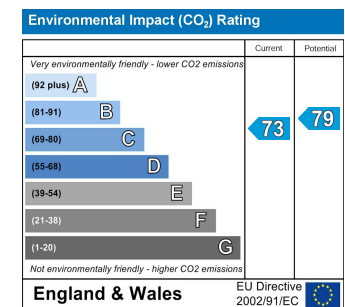
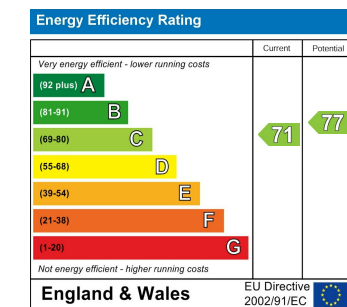
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**Area - Whipton**

Whipton is an established residential area on the eastern side of Exeter with many local amenities including a small shopping centre, Post Office, local primary and secondary schools and there are excellent bus routes to the city centre.

**Agents Notes**

There is 125 year lease which commenced on 1st February 1988. The ground rent is currently £10 per annum and there is also currently a service charge of £48.28 per quarter.



**Property Misdescriptions Act 1991**  
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.