



Lansdowne Terrace, Exeter, EX2 4JJ

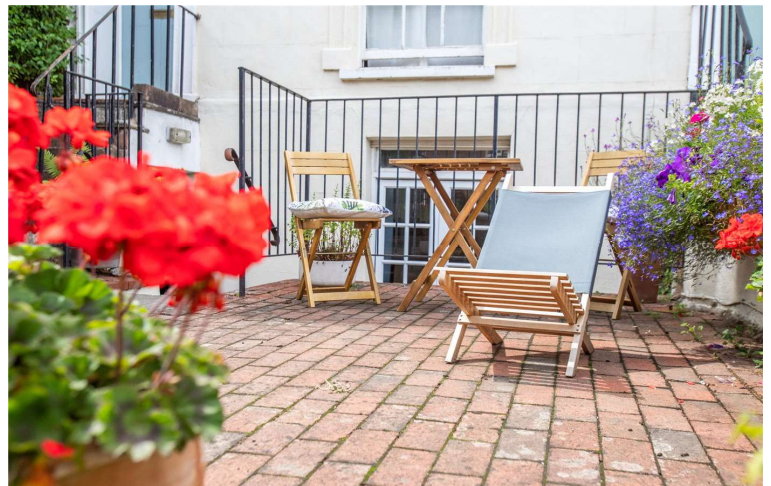
A charming basement floor flat with a private front patio, communal rear garden and resident permit parking located within the highly desirable area of St Leonards.

Winkworth

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Description

St Leonards is an extremely popular residential area of Exeter. It is within easy walking distance of the city centre and the quayside, along with close proximity to the bus links out of the city on Topsham road. This combined with the popular row of independent shops on Magdalen road and easy access to the doctors and dentist surgeries means the properties in St Leonards achieve a premium price.

The property:

The living room located at the front of the property is a good size and provides plenty of space for furniture. The double French doors lead out onto the private patio area. Overall this room provides the perfect space to relax and unwind.

The kitchen comprises of a mixture of wall and base storage units with a roll top work surface. Integral appliances include an oven, four ring gas hob, extractor fan and a sink/drainage unit, stand alone washing machine and fridge. There is direct access to the communal gardens to the rear.

The large double bedroom is located to the rear of the property. A picture window looks out on the rear aspect and lets in natural light.

The bathroom comprises of a bath with a stand over shower, W/C and wash basin.

Outside:

The brick laid private patio is located at the front of the property. The apartment also has access to the communal garden to the rear of the property.

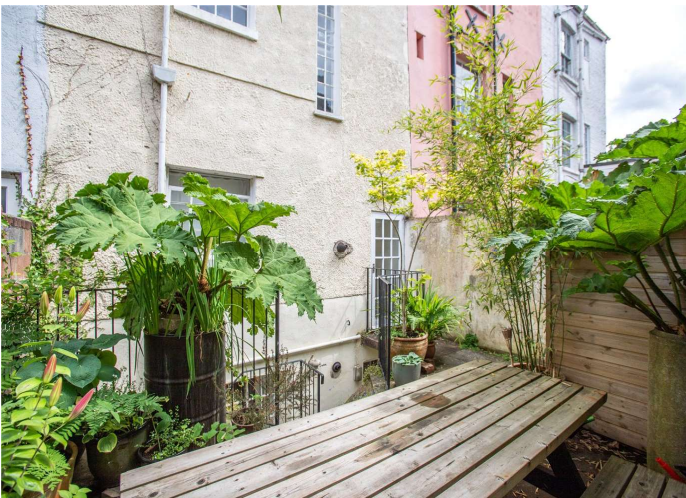
Residents permit parking.

Agents note:

All furniture in the property is included in the sale price, this also includes the washing machine, fridge, freezer and microwave. The three chairs and table on the patio are also included in the sale.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.

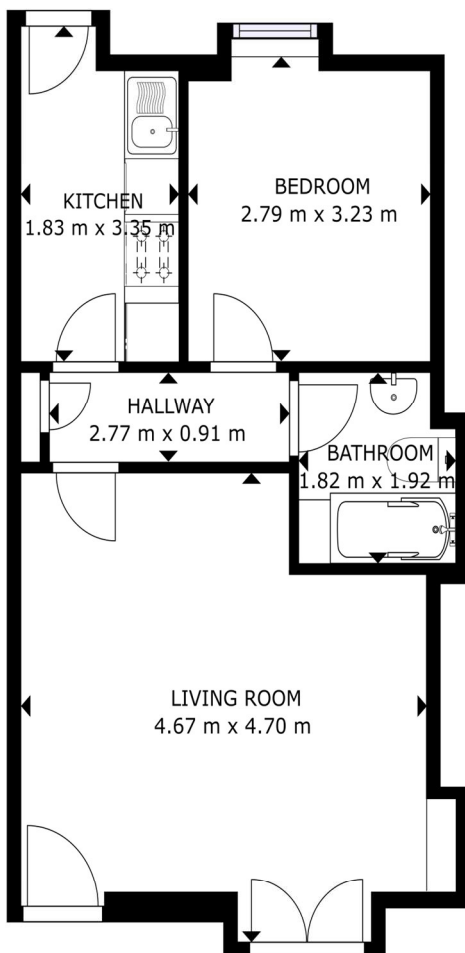


At a glance....

Highly sought after St Leonards location
Share of freehold
One bedroom
Basement Flat
Large living room
One bathroom
Kitchen
Private large patio
Communal garden

PROPERTY INFORMATION:

Share of Freehold
Council tax Band: A
Mains electric, gas, water and drainage.
Service charge: £50pcm



GROSS INTERNAL AREA
GROUND FLOOR: 40.73 m²
TOTAL: 40.73 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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