



Lyndhurst Road, Exeter, EX2 4PA

£269,950

A two bedroom top floor flat in Glencoe, a very established and well kept development on Lyndhurst Road in the St Leonards area of Exeter. No Onward Chain.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675



The property;

A two bedroom top floor flat in Glencoe, a very established and well kept development on Lyndhurst Road in St Leonards, Exeter. No Onward Chain.

Description;

From the main communal landing, a private door gives access to the flat and its generous and bright hallway with built in storage, intercom entry system and wall mounted radiator.

Doors from the hallway lead to the sitting/dining room, two bedrooms, kitchen and bathroom.

The sitting and dining room is a large and bright room with two large UPVC windows overlooking the communal gardens and tennis courts beyond.

This room has two wall mounted radiators and a serving hatch through to the kitchen.

The kitchen has a range of wall and base units, free standing cooker, stainless steel sink and drainer and space/plumbing for a washing machine.

Next to the kitchen is the bathroom comprising a walk in shower cubicle, pedestal basin and WC. Wall mounted radiator and obscure glazed window.

The two bedrooms with views to the front aspect are both good sized doubles, both with built in storage and radiators.

Outside are the well maintained communal gardens, mainly laid to lawn with established planting and trees offering a comfortable place to sit and relax.

There is a single garage in a block to the rear of the property.

For the more energetic, the Tennis Club on Victoria Park Road is always keen to welcome new members and they also have a Bridge Club. There are four floodlit hard courts and a club house with kitchen and bar facilities.

Magdalen Road and its array of independent shops and cafes is about 10 minutes' walk away and a regular bus service runs from Wonford Road into the City Centre and on to St Davids Station.

Services & Connectivity;

Mains gas, electricity, water and sewerage.

Combination boiler providing heating and hot water.

Council Tax band C

Share of Freehold

Lease - 999 years from 1.1.1975

Service Charge £435 per quarter

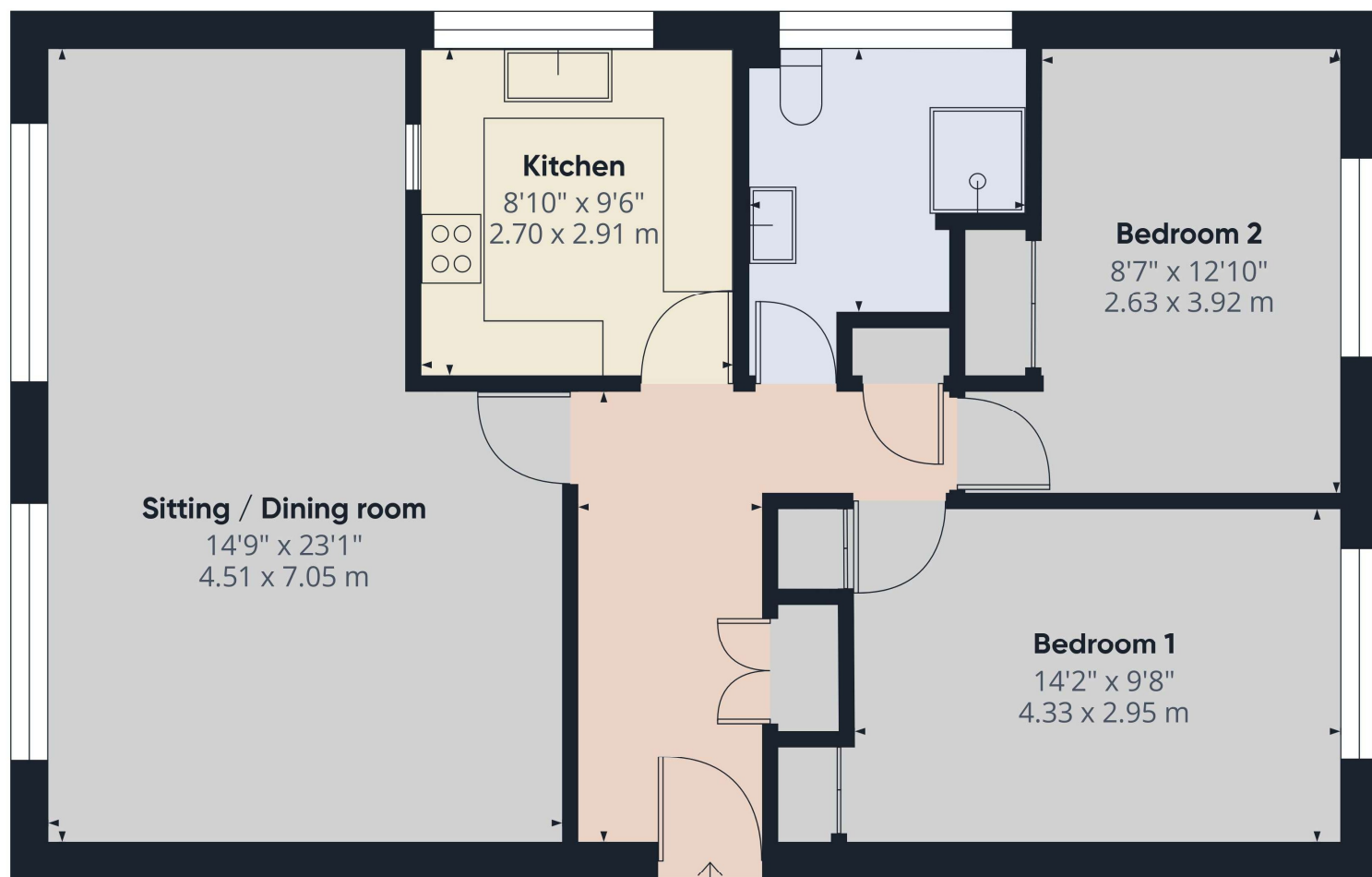


At a Glance....

Generous Top Floor Flat
 Sitting/Dining Room
 Two Double Bedrooms
 Kitchen
 Bathroom
 Garage
 Communal gardens
 Desirable St Leonards Location
 No Onward Chain

PROPERTY INFORMATION:

Share of Freehold
 Lease 999 years from 1.1.1975
 Council tax Band: C
 Mains electric, gas, water and drainage
 Service Charge £435 per quarter
 Broadband - Ultrafast service available - 1800 Mbps
 to 220 Mbps
 Mobile - good service both indoor and outdoor
 depending on provider



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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