

Fairpark Road, Exeter, EX2 4HL

£175,000

Nestled in a highly sought-after area, this delightful, recently renovated one bedroom ground floor flat offers the perfect blend of comfort, convenience, and character. Located in St Leonard's, it's ideally situated for professionals, first-time buyers, or those looking to downsize. No chain.

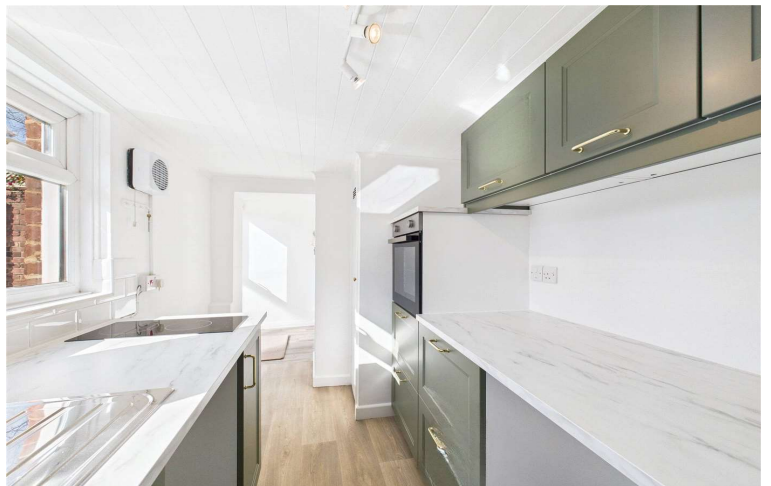
Winkworth

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The Property....

A one bedroom, ground floor flat located in the highly desirable area of St Leonards. The flat boasts a patio garden to the front of the property.

Internally, the accommodation consists of an entrance hallway area with access to the kitchen, living room, bathroom and double bedroom.

Accommodation:

The private gate opens to the flat's patio garden with door into the entrance hallway which provides doors to each of the internal rooms.

The newly fitted kitchen is situated to the front and contains a range of matching wall and base units with fitted worktops and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob. Space for a fridge and a washing machine. Upvc window overlooking the courtyard garden. Airing cupboard with hot water tank.

Next door is the sitting/dining room, well-proportioned with wall lights and new electric heater.

The bathroom which comprises a bath with a mixer tap and mains shower over, a pedestal wash basin and a low-level WC, extractor fan and a wall-mounted heater.

Lastly, the double bedroom boasts a window to the side aspect, new wall mounted electric heater.

Garden:

The apartment benefits from a private courtyard garden to the front which is allocated to the flat and is mostly paved. Large shed and washing line.

Property Information:

Tenure: Share of Freehold - We have been informed that the lease length is 199 years from 1987.

Services:

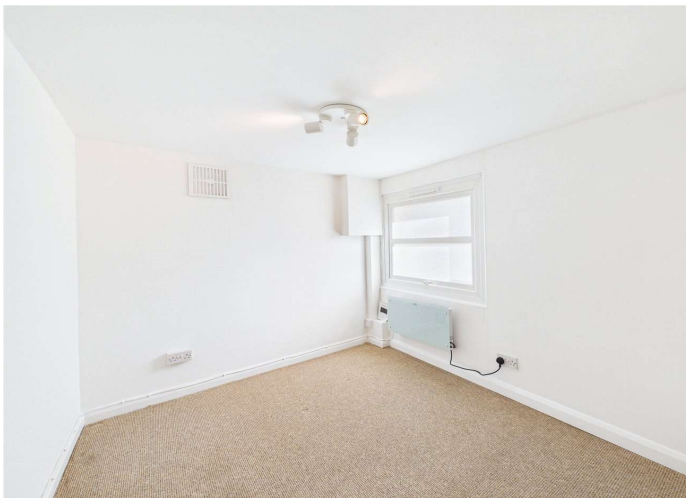
Council Tax Band: A.

Mains Electric, Water and Drainage

Newly fitted electric heating Phone: Mobile coverage is available

Internet: Ultrafast broadband up to 1800 mbps - 220 mbps is available

Residents Permit Parking available via Devon County Council

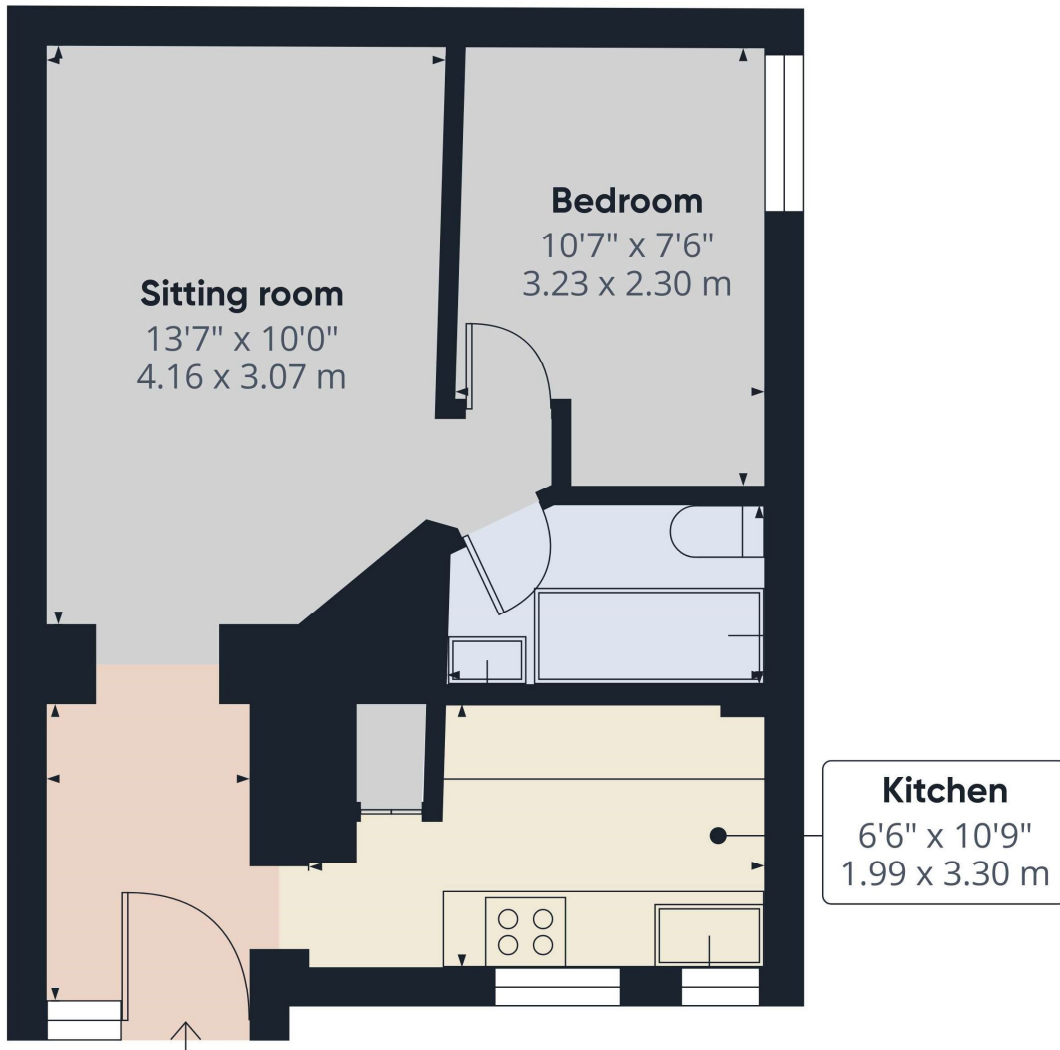


At a glance....

Garden Apartment
One Bedroom
Kitchen
Sitting Room
Bathroom
The Sought After Location of St Leonards
Short Walk to Magdalen Road
Courtyard Garden
Own Private Entrance
NO CHAIN

PROPERTY INFORMATION:

Freehold
Council tax Band: A
Mains electric, gas, water and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	39	
(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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