



Garland Close, Exeter, EX4 2NS

£125,000

A well presented one bedroom apartment located in a quiet residential development with allocated parking and easy access to Exeter city centre. The property features a bright sitting/dining room, separate fitted kitchen, a good sized double bedroom, and a modern bathroom. Ideal for first time buyers or investors, with excellent transport links and local amenities nearby.

Winkworth

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Tucked away in a quiet and well maintained residential development, this bright and spacious one bedroom apartment offers comfortable living with the added convenience of allocated parking and easy access to local amenities, transport links, and Exeter city centre.

Externally, the apartment includes an allocated parking space located just steps from the front entrance, as well as access to well kept communal front gardens that offer a pleasant outdoor space.

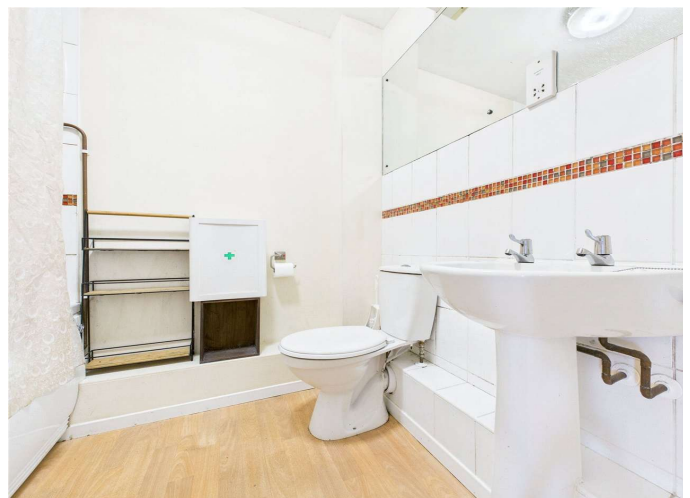
Located on the ground floor of a purpose built block, the property is well proportioned throughout and ready to move into. The accommodation comprises a generous sitting/dining room with large windows that flood the space with natural light, creating a warm and inviting atmosphere, perfect for relaxing or entertaining.

- COUNCIL TAX: Band A
- SERVICES: Mains Electric, Water & Drainage
- BROADBAND: Fibre to the Cabinet Broadband (checked on OpenReach 2025)
- MOBILE: Signal Dependant on Provider
- HEATING: Electric Storage Heaters

The separate kitchen is fitted with a range of wall and base units, integrated oven and hob, space for fridge/freezer and washing machine, and offers good counter space for cooking. The double bedroom is a well sized and peaceful space with room for a double bed and freestanding furniture. The modern bathroom is neutrally decorated and features a full size bath with shower over, wash basin, and WC.

PLEASE NOTE.

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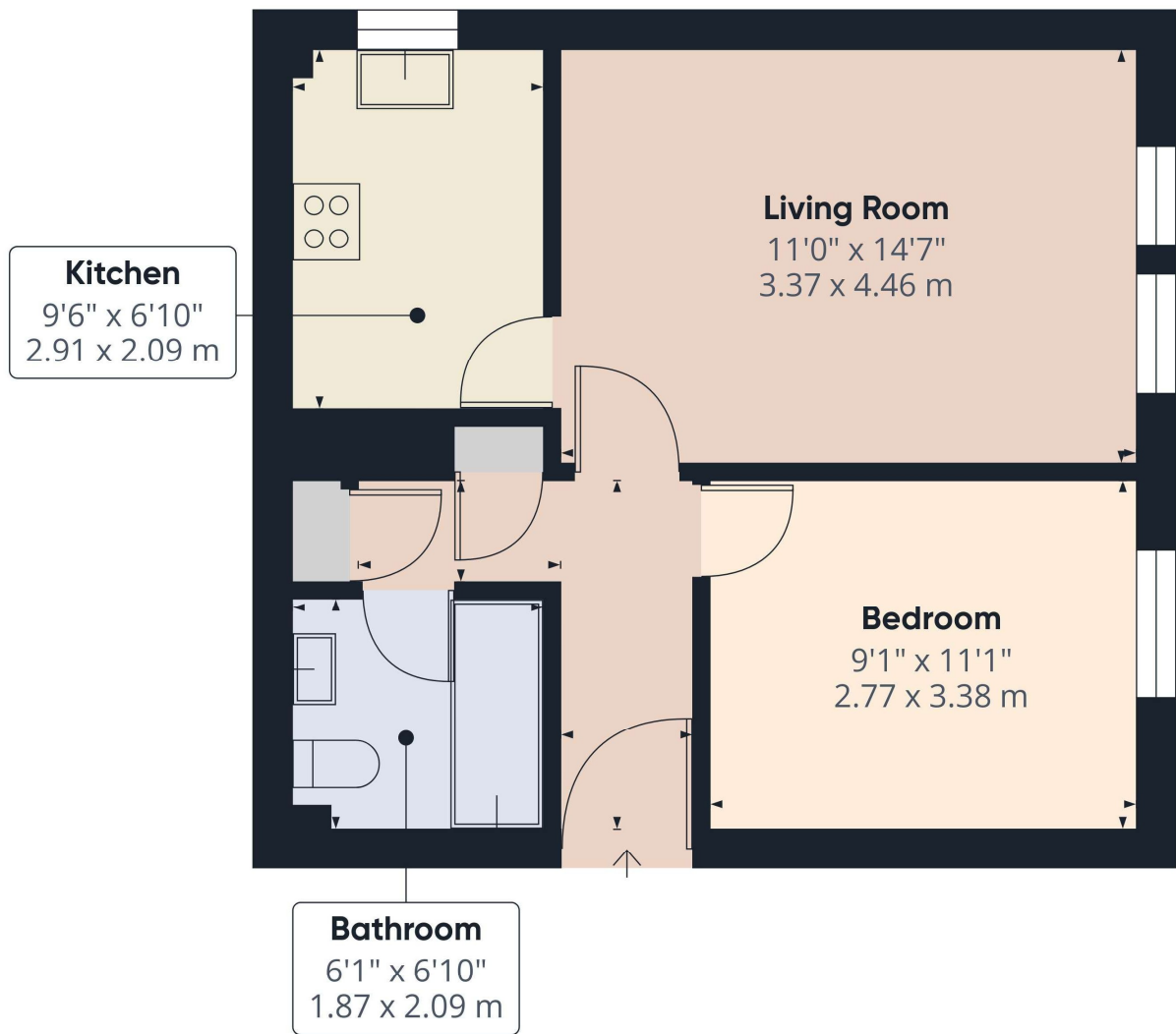


At a Glance:

One Double Bedroom Apartment
 Spacious Sitting/Dining Room
 Separate Fitted Kitchen with Good Storage
 Modern Bathroom with Shower over Bath
 Allocated Off Street Parking Space
 Quiet Residential Development
 Electric Heating and Double Glazing Throughout
 NO CHAIN

PROPERTY INFORMATION:

Leasehold
 Council tax Band: A
 Mains electric, gas, water and drainage.
 TENURE: Leasehold. 999 years from 1 January 1994
 SERVICE CHARGE: £512.41 for the period 01/07/25 - 31/07/26
 GROUND RENT: £20 for the period 01/01/25 - 31/12/25



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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