



**12 VEALE DRIVE, EXETER, EX2 5GW**

**Winkworth**





This spacious penthouse apartment is situated close to the RD&E Hospital. The property comprises of large living space with bathroom with white suite & separate shower cubicle, spacious living room & dining area, kitchen with built in oven & hob, washer/dryer, large master bedroom with dressing area, 2 further bedrooms, one with with built in wardrobes. The property has an allocated parking space.

At a glance..

- Penthouse apartment
- Master bedroom with dressing area
- Two further bedrooms
- Open plan living area leading to kitchen
- Modern bathroom
- Gas Central Heating
- Double Glazed Throughout
- Ideal Investment or First Home
- Allocated Parking Space
- No Onward Chain
- Lease 999 years from December 2008
- Service Charge £50 pcm

Services...

- All Main Services Connected
- Council Tax Band B
- Exeter City Council



01392 271177 | [exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

A centrally located penthouse apartment in St Leonards with excellent transport links and situated close to the RD&E Hospital.

The property is accessed via a communal entrance hallway with entry phone security system.

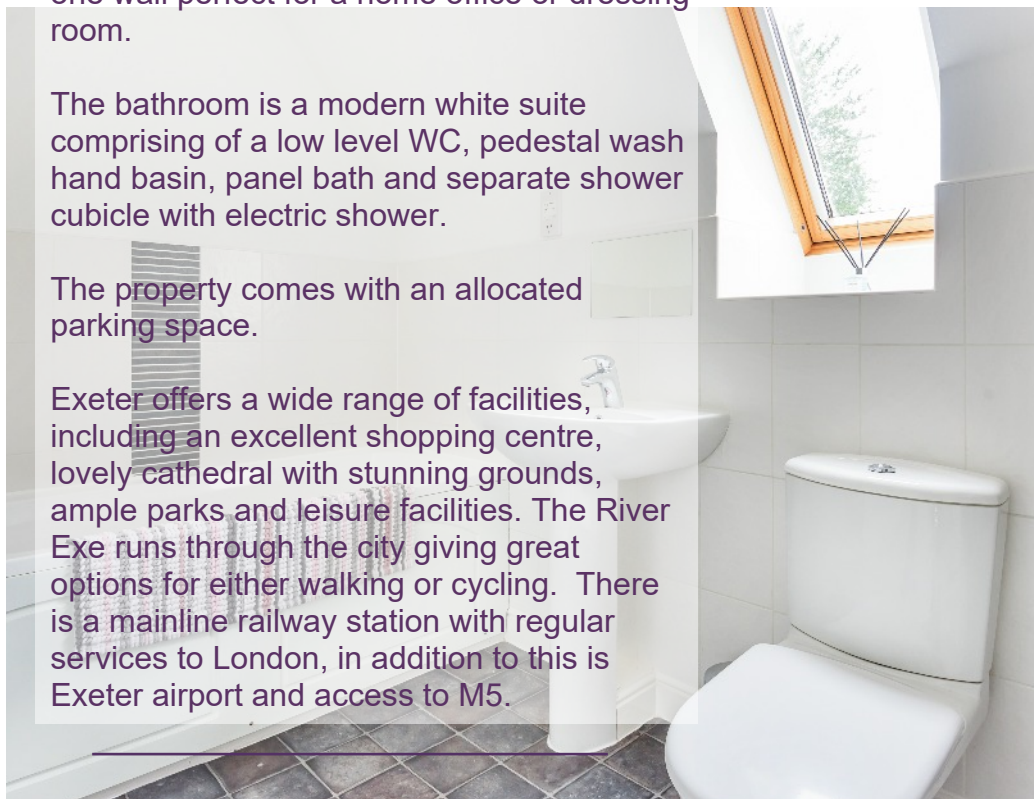
A bright and spacious dual aspect open plan living room & dining area, leading to the modern kitchen with white wall & base units, integral oven/hob and integral washer/dryer.

The large master bedroom benefits from a dressing area and uPVC style sash windows. There are two further bedrooms, one of which with built in wardrobes across one wall perfect for a home office or dressing room.

The bathroom is a modern white suite comprising of a low level WC, pedestal wash hand basin, panel bath and separate shower cubicle with electric shower.

The property comes with an allocated parking space.

Exeter offers a wide range of facilities, including an excellent shopping centre, lovely cathedral with stunning grounds, ample parks and leisure facilities. The River Exe runs through the city giving great options for either walking or cycling. There is a mainline railway station with regular services to London, in addition to this is Exeter airport and access to M5.

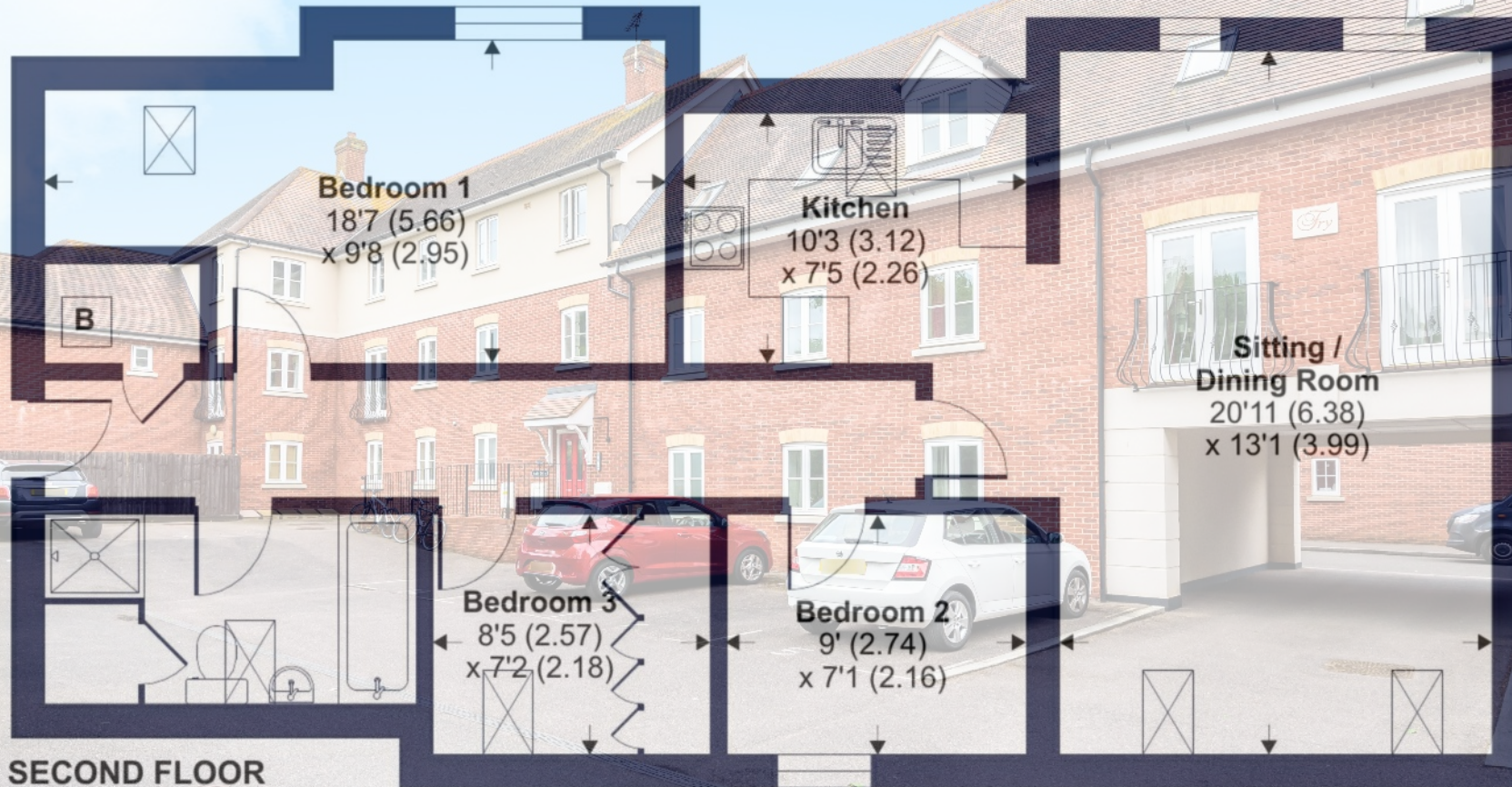




# Veale Drive, Exeter, EX2

Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale



Exeter office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	82
EU Directive 2002/91/EC			



See things differently.