



Barrack Road, Exeter, EX2 6EH

Guide Price: £300.000

A well presented three double bedroom split level apartment with a lift and gated off-road parking located within the highly sought after area of St Leonards. NO ONWARD CHAIN.

Winkworth

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Description

Second Floor:

The property is located on the second floor, with lift access.

Sitting Room: Large bright sitting room, Juliette balcony, wood effect laminate flooring, feature fireplace with a gas fire, window and radiator.

Kitchen: Modern kitchen, laminate tile effect flooring, a mixture of wooden wall and base storage units with roll-top work surface, fitted fridge/freezer, extractor fan, dishwasher, stainless steel sink and microwave. Further space for a standalone washing machine and range cooker.

Dining room: Good size and well-appointed dining room, picture window, wood effect laminate flooring, and radiator.

Bedroom three/office: Large double bedroom, Juliette balcony, carpet flooring and radiator.

Bathroom: Blue tile flooring, bath, low level W/C, wash basin and radiator.

Third floor:

Bedroom one: Large double bedroom, large picture window, triple built in wardrobe, carpet flooring and radiator.

Ensuite: Blue tile flooring, stand in shower cubicle, low level W/C and wash basin.

Bedroom two: Large double bedroom, carpet flooring, velux window, and radiator.

Outside:

Secure gated parking serves the block. The property has one allocated parking space.

Location:

Artillery court is located within St Leonards, widely considered as the most attractive and convenient area of the city, due to its fantastic local amenities, independent shops and close proximity to Exeter city centre.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

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



At a glance...

Split level flat

Lift access

No onward chain

Secure off-road parking

Well presented throughout

Three double bedrooms

Two reception rooms

Two bathrooms

In the highly sought after area of St Leonards.

PROPERTY INFORMATION:

Services: All mains connected

Leasehold

Council tax Band: E

The property is leasehold with 999 years from January 2001. The service charge is £2679 per annum. This amount includes buildings insurance, maintenance of the lift, communal areas and garden along with a contribution to a sinking fund.

Ground Rent: Peppercorn

We understand that pets are allowed in the property with the permission of the managing agent.

Broadband: Superfast Broadband is available (checked on openreach) with fibre to the cabinet.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

Restrictive covenants: There are restrictive covenants on this property, please contact us for more information.

Artillery Court Barrack Road, Exeter, Devon, EX2

Approximate Area = 1579 sq ft / 146.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1063311



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 78 |
| (55-68) | D | | |
| (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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