



101 Sidwell Street, Exeter, EX4 6RF

This two-bedroom apartment is located within the highly desirable Exeter city centre. It features two double bedrooms, sitting room, kitchen/diner, and a shared balcony. Perfect for a first home or investment.

Winkworth

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DESCRIPTION:

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.

Sitting room:

Laminate flooring, radiator, Bay window to the front aspect overlooking Sidwell street.

Kitchen/dining room:

Tiled floors, white base and wall storage units, roll topped work surface, integral fridge/freezer, oven, hob and dishwasher. Space for a freestanding washing machine.

Bedroom one:

Large double bedroom, carpet flooring, window overlooking Sidwell street.

Bedroom two:

Double bedroom, carpet flooring, window overlooking rear aspect.

Bathroom:

Tiled floor, bath with stand over shower, W/C and wash basin.

OUTSIDE:

The property has access to a shared balcony on the second floor.

Agents note:

The property is currently let out at £700pcm. If the property was modernised, we believe it could achieve a rental of £850pcm.



AT A GLANCE:

Second floor apartment
 Two double bedrooms
 Kitchen/diner
 Good size bathroom
 Lots of storage
 Shared use of balcony
 City centre location
 Currently tenanted at £700pcm
 With modernisation could achieve £850pcm
 No onward chain

PROPERTY INFORMATION:

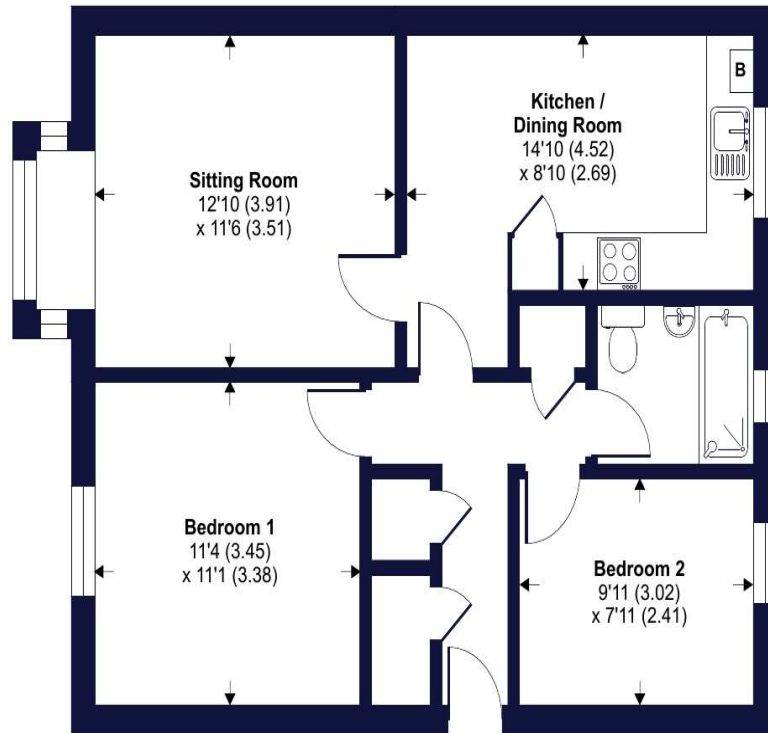
Tenure: Leasehold
 Lease length: 91 Years remaining
 Council tax band: B
 Ground Rent: £10 per annum
 Service charge: TBC
 Services: Electric, Gas Mains Water and Drainage



Sidwell Street, Exeter, EX4

Approximate Area = 666 sq ft / 61.9 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Winkworth. REF: 924794

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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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