



VERY SPACIOUS first floor TWO LARGE DOUBLE BEDROOM AND TWO BATHROOM apartment situated in a highly desirable part of Exeter offering good connections to the city centre, local amenities and major road network. This WELL PRESENTED property which has been NEWLY DECORATED AND NEWLY CARPETED features; large living/dining room, spacious kitchen, two double bedrooms - master with en-suite and modern bathroom. Outside to the front of the property is a residents car park offering one allocated parking space. The property would make a perfect first home or investment property achieving a monthly rent of £1,100 (yield in the region of 6.7%)

Seabrook Mews
Exeter O.I.R.O. £195,000

West of 

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VERY LARGE first floor apartment | Two double bedrooms | Large living/dining room | Attractive fitted kitchen | Master bedroom with en-suite | Modern bathroom | Allocated parking space | Gas central heating and double glazed | Chain Free | Ideal first home or investment property

PROPERTY DETAILS:

APPROACH

Communal front door to communal entrance hallway with stairs to first floor. Front door to apartment 18 and entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to living/dining room, kitchen, bedrooms and bathroom. Radiator. Entry phone. Coat hanging space.

LIVING/DINING ROOM

21' 1" x 18' 4" (6.43m x 5.59m) (max - irregular shaped room) Wonderful light and spacious living/dining room with Upvc double glazed window to rear aspect and Upvc french doors to Juliet balcony. Radiator. TV and telephone points. Feature fireplace with wood mantle, polished stone effect inset and hearth with fitted electric coal effect fire.

KITCHEN

9' 5" x 8' 7" (2.87m x 2.62m) Upvc double glazed window to rear aspect. Attractive shaker style fitted kitchen with range of base, wall and drawer units in oak effect wood finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Further under worktop appliance space. Tiled floor. Extractor fan. Door to matching wall cupboard housing gas boiler.

BEDROOM 1

14' 8" x 14' 6" (4.47m x 4.42m) (max - irregular shaped room) Large double bedroom with Upvc double glazed window to front aspect. Radiator. TV point. Power points with USB points. Door to en-suite.

EN-SUITE

7' 6" x 6' 7" (2.29m x 2.01m) (max) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit and glass sliding door to large tiled shower enclosure with mixer shower. Extractor fan. Shaver point. Door to airing cupboard complete with hot water tank and shelf.

BEDROOM 2

15' 1" x 9' 1" (4.6m x 2.77m) (max) Further spacious double bedroom with two Upvc double glazed windows to side aspect. Radiator.

BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, glass folding screen and electric shower over. Tiled floor. Radiator. Shaver point. Extractor fan.

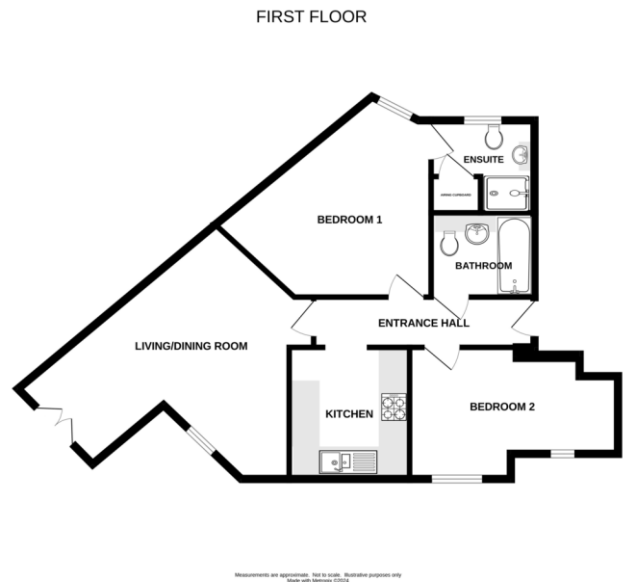
OUTSIDE

PARKING

One allocated parking space located in residents car park to front of the property.

AGENTS NOTES:

The property is leasehold - 155 years from July 2005 - 136 years remaining.
Council Tax Band: B - Exeter City Council
Monthly service charge of £170 (including buildings insurance)
Annual ground rent of £296.60



Energy Efficiency Rating

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967