





FULL DESCRIPTION A wonderful opportunity to acquire a 2 bedroom ground floor apartment located in the heart of the city. This is a wonderful first home or INVESTMENT opportunity - there is currently an excellent tenant in situ. The property comes with a private garden & parking.

Located only a short walk from Exeter Quay, city centre, university and local amenities. Well regarded primary & secondary schools are within easy access of the property. The property is conveniently located close to a bus route and the train stations. It is well situated for access to major road links including the M5 and A30.

Throughout the home there are double glazed windows and underfloor heating. The property is in great order throughout. There is a secure entry system to the front of the property.

The living area of this property has a modern open plan design meaning the living room/kitchen and dining space are all in one. There is a large window and French doors off of the living/dining room leading to the garden area allowing light to flood the room.

The modern beech effect fitted kitchen has plenty of storage and ample space for appliances.

Both bedrooms are double rooms with large windows and bedroom 1 has an ensuite.

The main bathroom is modern and contains a WC, hand wash basin and bath with shower overhead.



My favourite thing about this property is the private garden area, a great space to sit in the sun and watch the world go by.

This property comes with an allocated parking space.

HALLWAY Giving access to the rooms and a large storage cupboard.

OPEN PLAN LIVING Consisting of a living/dining area, off-set kitchen, large window and French doors leading to the garden.

BEDROOM large double bedroom with window and access to the ensuite.

ENSUITE Consisting of a shower, WC and hand wash basin.

BEDROOM Another double room with large window.

BATHROOM Consisting of a WC, hand wash basin and bath with shower overhead.

GARDEN Private outside space with a Mediterranean feel, perfect for al fresco dining.

PARKING Allocated parking space.





