



101 SIDWELL STREET, EXETER, DEVON
GUIDE PRICE £160,000 - £170,000







FULL DESCRIPTION

We are excited to bring to the market this two bedroom second floor flat, perfect for first time buyers or investors. The property is very spacious, with ample storage and is located on Sidwell street which is walking distance to local amenities.

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.

Living room:

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

Kitchen:

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



Bedroom one:

Large double bedroom, laminate flooring, window overlooking Sidwell Street.

Bedroom two:

Double bedroom, carpet flooring, window overlooking rear aspect.



Bathroom:

Laminate floor, standover shower, W/C and wash basin.

Private Rear Balcony:

Shared rear balcony with ample space to sit in the evenings on the second floor.



Property Information:

Tenure: Leasehold

Lease length: 90 Years remaining

Council tax band: B

Ground Rent: £10 per annum

Service charge: £640.00 per Annum

Services: Electric, Gas Mains Water and Drainage



AGENT NOTES 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. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

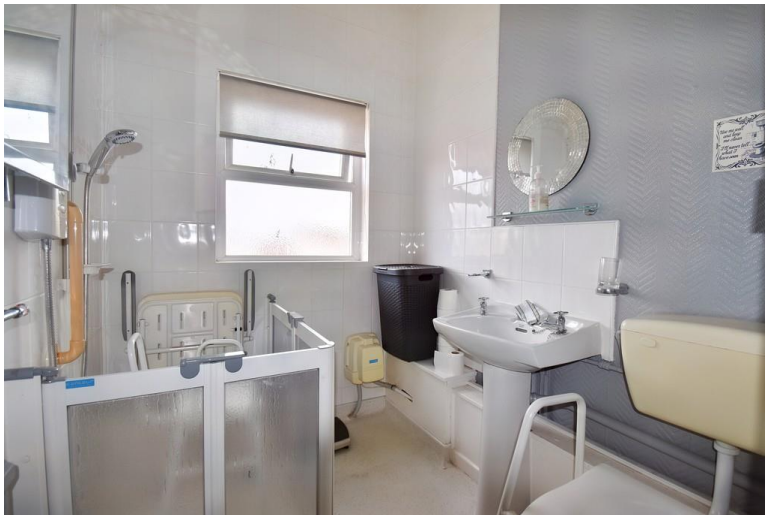
CONTACT US:

Contact us today for a viewing or more information.

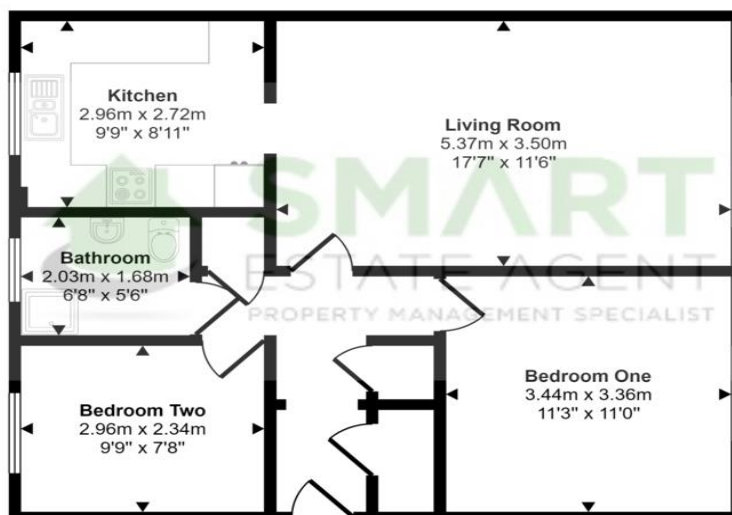
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Approx Gross Internal Area
60 sq m / 646 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.