



Beautifully presented ground floor two double bedroom apartment - recently converted and to a very high standard, situated in a highly popular residential area in the village of Exminster. The property features a wonderful light and spacious open plan living/dining/kitchen room, inner hallway leading to the two good sized bedrooms and a modern shower room. A real benefit of the property is the two allocated parking spaces and easy access to all the village amenities. This property would make an ideal first home or superb investment property which would generate an excellent yield.

Old Quarry Drive  
Exminster £209,950

West of 

# Old Quarry Drive Exminster £209,950

Superb ground floor apartment | Two double bedrooms | Wonderful light and spacious open plan living/dining/kitchen area | Excellent built-in kitchen with integrated appliances | Modern shower room | Deep cupboard in second bedroom | Gas central heating | Two allocated parking spaces | Long lease | Would be an ideal first home or fantastic investment property with a superb yield

## PROPERTY DETAILS:

### APPROACH

Composite front door to open plan living/dining/kitchen area.

### OPEN PLAN LIVING/DINING/KITCHEN AREA

21' 8" x 12' 8" (6.6m x 3.86m) Wonderful light and spacious room with three windows to front aspect. Quality oak wood effect flooring and large inset door mat. Two radiators. Recess spotlights. TV and telephone points.

Modern fitted kitchen with range of base, wall and drawer units in a high gloss white finish. Wood effect worktop with tiled surround and inset composite sink with mixer tap. Integrated appliances include; electric single oven, induction hob; dishwasher, washer/dryer; microwave, and fridge/freezer.

Doorway leading through to an inner hallway.

### INNER HALLWAY

Matching quality oak wood effect flooring. Recess spotlights. Doors to bedrooms and shower room.

### BEDROOM 1

11' 5" x 10' 8" (3.48m x 3.25m) Light and spacious double bedroom with two windows to rear aspect. Radiator.

### BEDROOM 2

10' 8" x 8' 1" (3.25m x 2.46m) Further spacious double bedroom with window to rear aspect. Radiator. Door to useful deep cupboard also housing gas combi boiler.

### SHOWER ROOM

8' 2" x 4' 5" (2.49m x 1.35m) Beautifully created shower room featuring; modern white low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding door to large walk-in tiled shower enclosure with mixer shower featuring large fixed shower head and further handset. Extractor fan. Recess spotlights. Ladder style radiator. Matching quality oak effect flooring.

### OUTSIDE

### PARKING

The property has two allocated parking spaces located in a residents car park to the rear of the property.

### AGENTS NOTES:

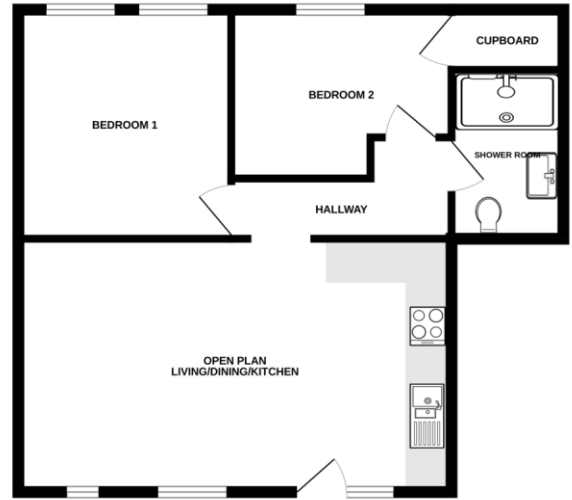
The property is leasehold with a 999 year lease from July 2014 - 989 years remaining.

Maintenance charges are split between this apartment and the one above along with buildings insurance.

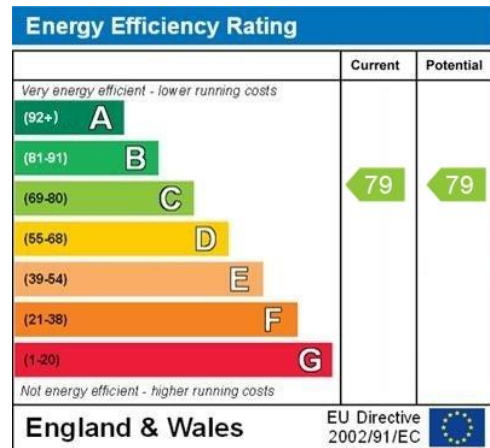
Ground Rent is a peppercorn payment

Council Tax Band: Yet to be listed

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrage (2023)



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