



SPACIOUS GROUND FLOOR modern two double bedroom apartment in a desirable residential area on the eastern outskirts of the city. This well proportioned property has a light and spacious open plan living room with attractive fitted kitchen, two good sized double bedrooms, modern bathroom, private patio area, use of the communal gardens and allocated parking.

Trafalgar Road
Exeter £190,000

West of 

Trafalgar Road Exeter £190,000

entrance hallway | spacious open plan living room | modern fitted kitchen in dark oak finish | two double bedrooms | modern bathroom with white suite | small private patio area and use of communal garden | allocated parking for one vehicle

PROPERTY DETAILS:

COMMUNAL ENTRANCE HALLWAY

FRONT DOOR TO APARTMENT 27

ENTRANCE HALLWAY

Spacious entrance hallway with Upvc double glazed window to side aspect. Central heating radiator. Quality wood effect flooring. Telephone point. Smoke detector. Intercom entry phone. Door to large storage cupboard. Solid wood doors to adjoining rooms.

OPEN PLAN LIVING ROOM

20' 4" x 12' 7" (6.2m x 3.84m) (max) Light and spacious double aspect room.

LOUNGE AREA:

12' 7" x 9' 10" (3.84m x 3m) Upvc double glazed window to rear aspect with outlook over the communal gardens. Central heating radiator. TV and telephone points.

KITCHEN/DINING AREA:

12' 7" x 10' 6" (3.84m x 3.2m) Upvc double glazed window to front aspect. Modern fitted kitchen in dark wood finish with excellent range of base and wall units. Roll-edge worktop with tiled surround and inset stainless steel sink with mixer tap. Inset stainless steel electric cooker and four ring gas hob with cooker hood over. Space and plumbing for washer/dryer. Space for fridge/freezer. Cupboard housing central heating boiler. Quality wood effect flooring.

BEDROOM 1

11' 9" x 11' 7" (3.58m x 3.53m) Spacious double bedroom with Upvc double glazed French doors opening onto the rear patio garden and communal gardens. Central heating radiator. TV and telephone points. Quality wood effect flooring.

BEDROOM 2

9' 6" x 9' 5" (2.9m x 2.87m) Upvc double glazed window to rear aspect overlooking the communal gardens. Central heating radiator. Telephone point. Quality wood effect flooring.

BATHROOM

8' 2" x 6' 10" (2.49m x 2.08m) Upvc double glazed window to front aspect. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, fitted electric shower and folding shower screen. Central heating radiator. Extractor fan. Shaver point. Quality wood effect flooring.

OUTSIDE

GARDEN AND COMMUNAL FACILITIES

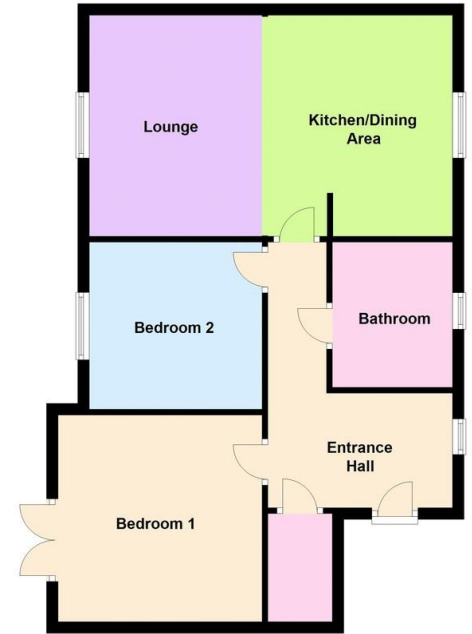
Private paved patio seating area adjoining the rear of the property.

Communal Facilities: Use of communal garden area to rear of the development, laid to level lawn and mature shrub border. Plus use of the communal bike store and bin store.

PARKING

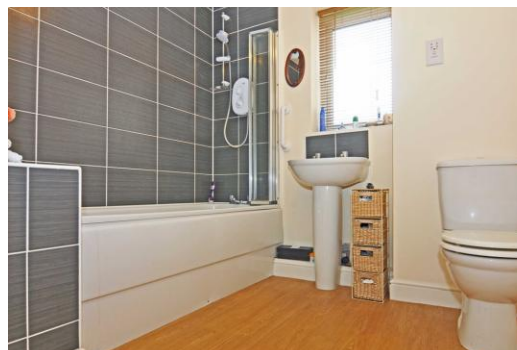
Allocated parking for one vehicle located in car park to side of property.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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