



Beautifully presented and spacious two double bedroom apartment, ideally located for access to local amenities, train link and offering good access to the city of Exeter, business parks and major road network. This superb property features; large lounge/dining room leading through to a modern kitchen, two double bedrooms - second bedroom with balcony, modern bathroom, and allocated parking. Ideal first home or investment property. Chain Free.

River Plate Road  
Exeter £185,000

West of 

# River Plate Road Exeter £185,000

Well located apartment | Two double bedrooms | Light and spacious living room | Modern fitted kitchen | Modern bathroom | Allocated parking space | Chain Free | Good access to city and major road links | Local train link | Perfect for first home or investment

## PROPERTY DETAILS:

### APPROACH

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

### ENTRANCE HALLWAY

Spacious entrance hallway. Radiator. Entry phone. Recess spotlights. Door to storage cupboard. Doors to living room, bedrooms and bathroom.

### LIVING ROOM

15' 3" x 12' 11" (4.65m x 3.94m) Light and spacious living room with two Upvc double glazed windows to front aspect. Two radiators. TV and telephone points. Archway to kitchen.

### KITCHEN

9' 8" x 8' 10" (2.95m x 2.69m) Upvc double glazed window to rear aspect. Modern fitted kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and gas hob with modern stainless steel cooker hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Concealed worktop lighting. Matching wall unit housing gas combi boiler. Recess spotlights.

### BEDROOM 1

12' 4" x 9' 3" (3.76m x 2.82m) Spacious double bedroom with two Upvc double glazed windows to front aspect. Radiator. TV and telephone points. Sliding mirror doors to built-in wardrobe complete with hanging rails and shelving.

### BEDROOM 2

11' 0" x 8' 8" (3.35m x 2.64m) (max) Further spacious double bedroom with Upvc French doors and windows to rear aspect leading to enclosed balcony. Radiator. TV and telephone points.

### BATHROOM

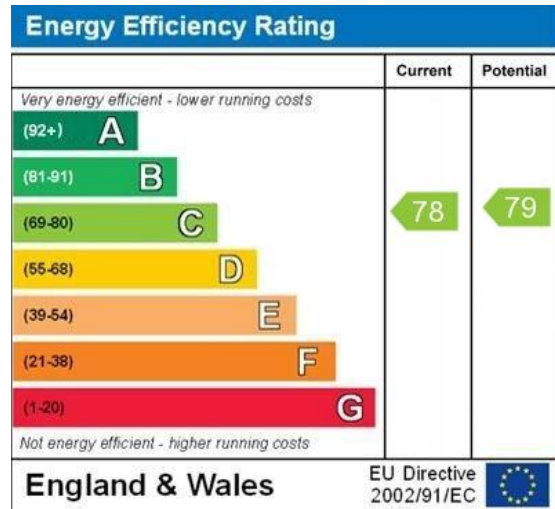
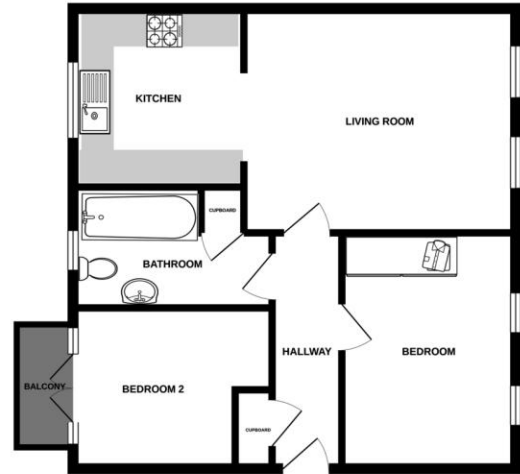
6' 5" x 5' 6" (1.96m x 1.68m) (plus deep door recess) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, folding glass screen and electric shower. Radiator. Recess spotlights. Extractor fan. Shaver point. Door to airing cupboard complete with small radiator and shelf.

### OUTSIDE

### PARKING

Allocated parking space located to the rear of the property.

GROUND FLOOR



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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 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