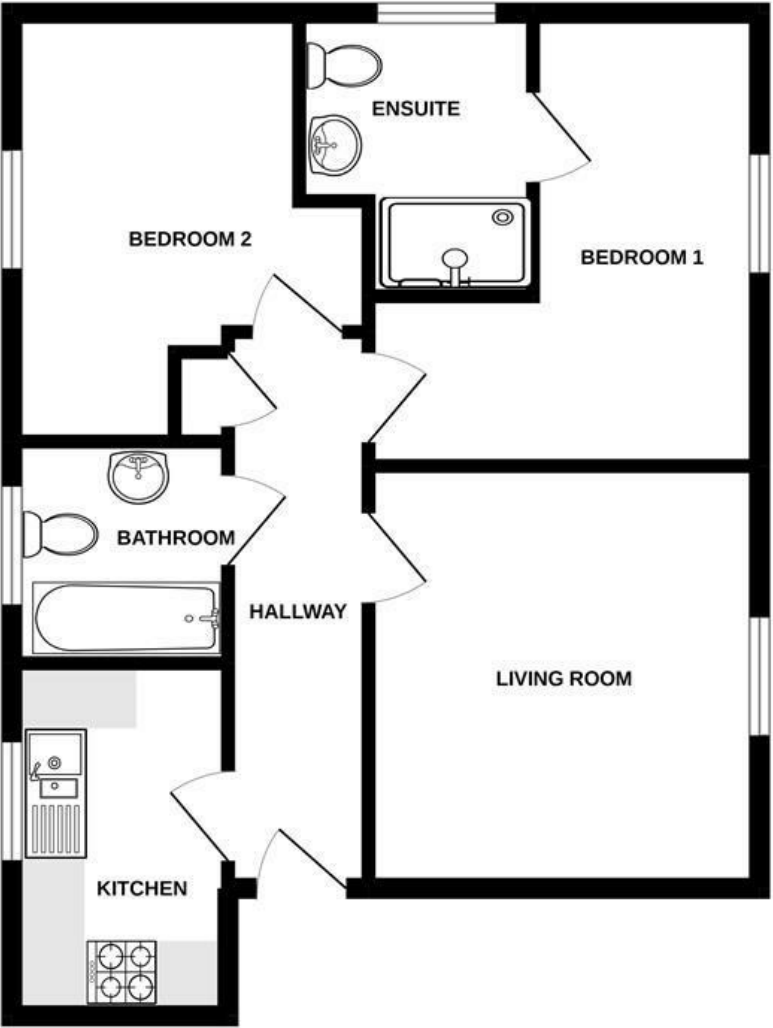




GROUND FLOOR
49.3 sq.m. approx.



2 BED FIRST FLOOR FLAT

TOTAL FLOOR AREA: 49.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



£895



15 Old Park Avenue, Exeter, Devon, EX1 3WD

A fantastic opportunity to let this first floor apartment in a popular development on the outskirts of Exeter. The accommodation comprises; A light and spacious living/dining room, modern kitchen with built in electric oven and gas hob, two double bedrooms, master with en-suite shower room and a family bathroom. It also benefits from gas central heating, PVCu double glazing and has an allocated parking space. The property is close to Pinhoe train station which is on the central line into London and there are lots of amenities close by. AVAILABLE NOW. EPC B. Council Tax B. No pets allowed.

Accommodation Comprising

Communal entrance with stairs rising to the first floor. Private front door into:

Entrance Hall

Gas central heating radiator, entry phone system, smoke alarm, built-in storage cupboard housing the electricity circuit breaker and chrome hanging rail, doors to:

Living Room

PVCu double glazed window to the front aspect, gas central heating radiator, telephone and television points.

Kitchen

PVCu double glazed window to the rear aspect. The kitchen is fitted with a range of modern white fronted base cupboards, drawers and eye level units. Roll edged work surface with matching upstand. Stainless steel one and a half bowl sink unit with mixer tap. Hotpoint freestanding washing machine, Swan fridge/ freezer, integral Zanussi electric oven and gas hob with extractor hood over. Cupboard housing the Logic combi boiler serving domestic hot water and central heating.

Bedroom 1

PVCu double glazed windows to the front. Large freestanding double wardrobe with sliding doors. Telephone

and television points, gas central heating radiator and door to:

En-suite Shower Room

Glazed shower cubicle with Mira shower. Tiled surrounds, pedestal wash hand basin with tiled splashback and mixer tap. Close coupled W.C, extractor fan, gas central heating radiator and electric shaving point. PVCu double glazed window to side.

Bedroom 2

PVCu double glazed windows to rear. Gas central heating radiator.

Bathroom

Fitted with a white suite comprising panelled bath with tiled surrounds and chrome style mixer tap. Wash hand basin with tiled splashback and mixer tap. Close coupled W.C, gas central heating radiator, extractor fan, obscured PVCu double glazed window to the rear aspect and electric shaver point.

Outside

There is an allocated parking space and communal refuse store area at the rear.

Directions

From the double mini roundabouts outside Dormans office proceed along the B3181 towards Broadclyst. Take the second left signposted Hawkins Road.



DORMANS
INDEPENDENT ESTATE AGENTS

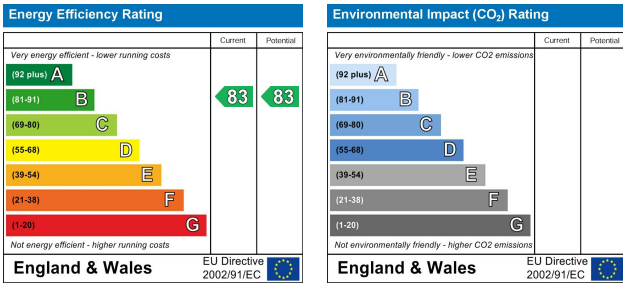
Continue along the road and the property can be found just past the small island on the left hand side.

Area - West Clyst

West Clyst is a small established development on the edge of Pinhoe which is on the north eastern edge of Exeter with excellent transport links including M5, A30 and a train line to Waterloo.

Council Tax Band

B



Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.