

14 Burnthouse Lane, Exeter, EX2 6BH



A spacious one bedroom ground floor apartment situated in a convenient and established residential area, the property benefits from easy access to local shops, schools, transport links and Exeter city centre. With accommodation comprising of Entrance Hall, Lounge, Kitchen, Bedroom, Shower Room and Rear Garden. offering huge potential for modernisation and updating throughout, making it ideal for buyers looking to create a home to their own specification or for investors seeking a value-add project.

Offers in the Region of £115,000 Leasehold DCX02921

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part-glazed front door, with doors to the lounge, bedroom, shower room and storage cupboard. Also with radiator.

Lounge 12' 1" x 10' 7" (3.695m x 3.224m)

Rear aspect UPVC double glazed window with view of the rear garden, television point, telephone point, radiator, and door through to the kitchen.



Kitchen 9' 9" x 7' 3" (2.981m x 2.215m)

Dual aspect UPVC double glazed windows, fitter range of base level units with stainless steel sink with mix-tap and single drainer, solid wood work surfaces, gas cooker point, large storage cupboard, wall mounted boiler and extractor fan.



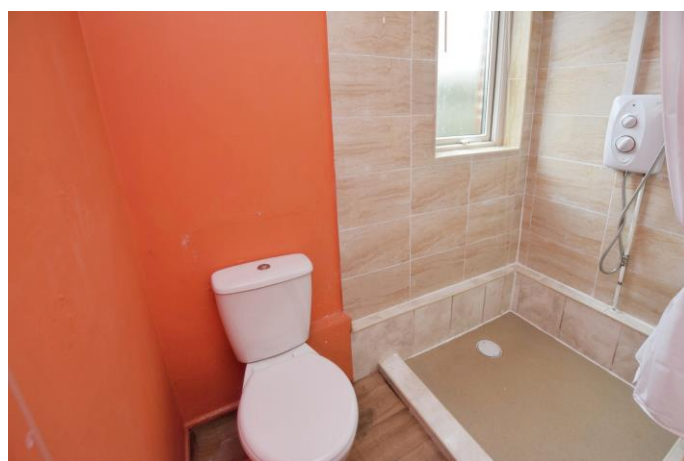
Bedroom 11' 7" x 11' 2" (3.537m x 3.399m)

Front aspect UPVC double glazed window with view of the front garden, television point and radiator.



Shower Room

Side aspect frosted UPVC double glazed window, walk-in shower, low level WC, and wash hand basin.



Rear Garden

Enclosed rear garden with paved seating area, outside tap, lawn area, and access to the site of the property.



Lease Information

The lease length is 125 years left and the services charges are on a ad hoc basis split 50/50 with the flat above. There is a peppercorn ground rent charge.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookesleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

