

31 Lansdowne, Woodwater Lane, Exeter, EX2 5AR



A well presented one bedroom apartment in an outstanding position which enjoys superb country and city location positioned well on a super 4 acre mature communal site, the flat also has a garage and no onward chain. Perfect for owner occupation or an ideal investment for letting with a great potential return. The accommodation benefits from an entrance hall, open plan lounge/kitchen, bedroom, shower room and a garage. The flat and garage previously have been successfully let with a yield in the region of 7% per annum. Viewing is highly recommended.

Asking Price £135,000 Leasehold DCX02472

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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 uPVC part frosted front door. With doors to the lounge, bedroom, shower room. Further storage cupboard.

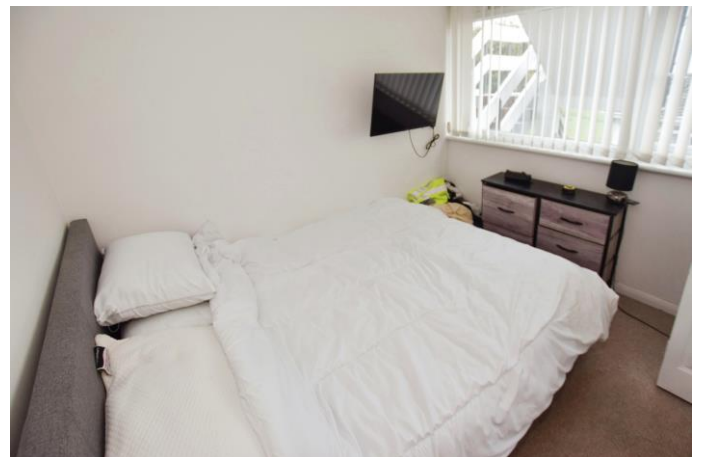
Open Plan Lounge/Kitchen 14' 3" x 13' 5" (4.347m x 4.078m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Further appliance space. Television point. Telephone point. Wood laminate flooring. Electric wall mounted heater.



Bedroom 9' 1" x 7' 5" (2.767m x 2.251m)

Front aspect uPVC double glazed window. Television point.



Shower Room

Three piece white suite comprising fully enclosed shower cubicle, low level WC. Pedestal wash hand basin, part tiled walls, shaver point, electric wall mounted heater. Tiled flooring. Extractor Fan.



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.

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Cookbooks 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.

Garage

Garage in nearby block with metal up and over door. The garage complex has a communal CCTV system which is in place.

Communal Area

Situated on communal grounds around 4 acres with a not for profit laundry room, full recycling facilities and off road parking. Free storage area for boxes and suitcases. On site management adds to the smooth running of the complex.



Service Charges

Lease length 956 years of a 999 year lease. Service charge £110 per month if paid by direct debit.

Front garden

To the front of the property are steps to the front door and a decked seating area.

