



St Annes Well Mews  
Exeter  
EX4 3ET

Offers in the  
Region Of  
£199,950

## In brief...

- A BEAUTIFULLY PRESENTED 2ND FLOOR FLAT
- LOCATED IN THE HEART OF EXETER CITY CENTRE
- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM
- KITCHEN & SHOWER ROOM
- IDEAL INVESTMENT OR FIRST TIME HOME
- NO ONWARD CHAIN
- COUNCIL TAX BAND 'C'
- SHARE OF FREEHOLD EPC= C
- REF: DWE06068







## In more detail....

This superbly presented second floor apartment is ideal for anyone looking to be close to the city centre in a property needing little to no work. The property would also make a very good investment as it currently rented out for £850 per calendar month. The property has two good sized double bedrooms, both with a built in wardrobe. The large living room has a feature ornamental fireplace and windows to the front giving views over the iron bridge and to the hills in the distance. The kitchen is fitted with wall and base units with and appliances including oven, hob and extractor. There is also space for a washing machine and fridge freezer. The shower room has a large walk-in shower, white W.C & wash hand basin and an airing cupboard. The property is available with vacant possession from July 2021 and comes with no onward chain.

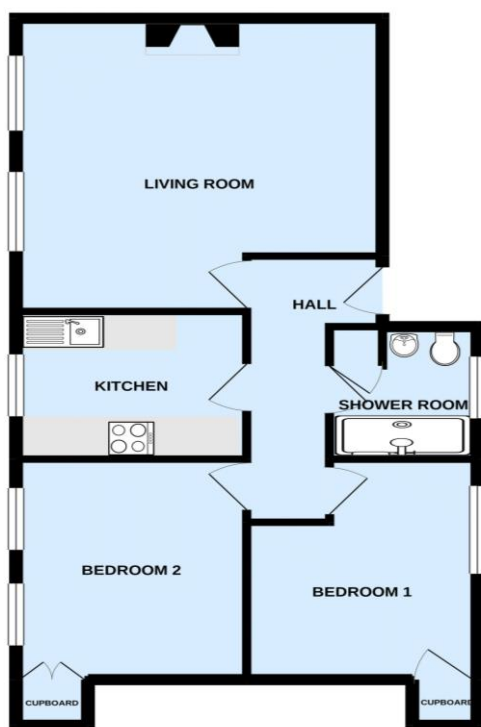


Lease Information...

Share of freehold

Lease – 399 Years from 1988

Service Charge - £87.35 per month (soon to rise to £93.27)



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 Metrepro ©2021

## Accommodation:

**Hall:**

**Living Room:**

15' 7" x 15' 7" (4.76m x 4.75m)

**Kitchen:**

9' 9" x 7' 11" (2.97m x 2.41m)

**Bedroom One:**

11' 5" x 9' 9" (3.49m x 2.98m)

**Bedroom Two:**

11' 8" x 9' 9" (3.56m x 2.98m)

**Shower Room:**

7' 0" x 6' 2" (2.14m x 1.87m)

## The location...

St. Annes Well Mews is located in Lower North Street which runs parallel with the historic Iron Bridge in a most central location with the excellent shopping facilities of both High Street and Princesshay within only a few minutes walk whilst the central business district of Southernhay is a little further on. In addition North Street and Fore Street are both thriving bustling streets with a wonderful mixture of independent shops and cafes. Exeter College and the main university campus are both easily accessible as are bus, coach and train services.

## Directions...

If approaching this property by car, you need to take Exe Street which is the turning off Bonhay Road directly opposite The Mill on the Exe pub. Park along Exe Street but please note that the majority of parking here is for resident permit holders. Alternatively if on foot, walk down Paul Street from Queen Street whereupon at the junction turn right and walk down the steps and St. Annes Well Mews will be found on the right.



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## More details from...

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