



11 Francis Court
Barrack Road
Exeter
EX2 5EE

Offers in the
Region Of
£170,000

In brief...

- A SPACIOUS 2 BEDROOM TOP FLOOR APARTMENT
- IN NEED OF COMPLETE RESTORATION THROUGHOUT
- ENJOYS THE MOST FANTASTIC FAR REACHING PANORAMIC VIEWS
- IN AN EXCELLENT LOCATION ON ST LEONARDS
- LIFT SERVICED AND WITH GARAGE TOO
- GREAT POTENTIAL TO CREATE A GREAT HOME OR INVESTMENT
- ON THE MARKET FOR THE FIRST TIME IN OVER 44 YEARS
- COUNCIL TAX BAND 'B' - EPC ORDERED
- LEASEHOLD REF: DWE07009

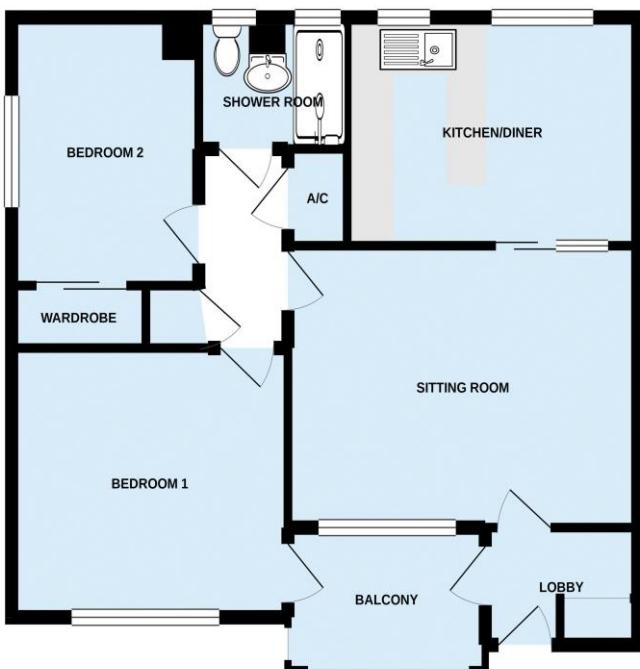




In more detail....

This is a fantastic opportunity to purchase a very good sized and superbly located 2 bedroom top floor apartment which comes to the market for the first time in over 44 years now in need of total refurbishment throughout but with fantastic potential for the creation of a wonderful home with some of the most fabulous and extensive views to be found anywhere in the city. Serviced either by a lift or stairs to the top floor, the centrally heated accommodation flows very well from the entrance lobby where there is access to the superb balcony and also to a large Sitting room which enjoys the fabulous views. From the sitting room there is access to a Dining area and a kitchen which requires re-fitting. As inner hallway gives access to the two double bedrooms, the principal facing almost due south has fantastic views as does bedroom two which has westerly aspects. Also off the inner hall there is a useful storage cupboard and an airing cupboard as well as a

door to the shower room and w.c which also needs totally re-fitting. Outside there is a garage located in a block to the rear. Located in this popular and well regarded location this is an ideal first time home to update or a perfect investment available with no onward chain.



Whilst every effort has been made to ensure the accuracy of the plan, unmeasured areas, 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 plan is not to scale and should not be used for any other purpose. It has not been tested and no guarantee as to their operability or efficiency can be given.

Accommodation:

Communal entrance & Lift:

Balcony :

8' 6" x 6' 0" (2.59m x 1.83m)

Sitting Room:

15' 10" x 11' 8" (4.82m x 3.55m)

Kitchen/Diner:

13' 0" x 9' 4" (3.96m x 2.84m)

Bedroom One:

12' 6" x 11' 0" (3.81m x 3.35m)

Bedroom Two:

11' 0" x 8' 6" (3.35m x 2.59m)

Shower Room:

Outside:

Single Garage

Lease Information:

199 year lease from 1963

The service charge/ground rent is a variable fee based on 1/12th share of any repairs requiring attention, & cost of insurance.

Leaseholders have a 1/12th share of the freehold of the block.

The location...

Situated in the much sought after area of St. Leonards within 1.5 miles of the city centre with a plethora of amenities including shops, restaurants and historical sites like the beautiful cathedral. Locally there are several independent shops and restaurants and a selection of good schools too. The RD&E main hospital is just a very short walk away. Access to the river is not far away which offers a level stroll to the historic quayside in one direction and to the canal and river plains in the other. Barrack road provides easy access in and out of the city via Heavitree road or Topsham road, the latter also leading east in the direction of the M5 Motorway. Exeter St. Davids Station is under 2 miles away and provides links to London Paddington and also north east to Bristol and beyond and Central Station to London on the Waterloo Line.

Directions: From Exeter city centre head out on Topsham Road towards Countess Wear and turn left into Barrack Road towards the hospital. Continue up barrack road passing the RD&E hospital on the right and the building will be easily seen on the left.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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