



Knowhow. It comes from experience.



Artillery Court  
Barrack Road  
Exeter  
EX2 6EH

Offers in the  
Region Of  
£299,950

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## In brief...

- A BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT
- SITUATED IN A SOUGHT AFTER DEVELOPMENT IN ST. LEONARDS
- PRINCIPLE BEDROOM WITH ENSUITE SHOWER ROOM
- ADDITIONAL DOUBLE BEDROOM & BATHROOM
- LARGE OPEN LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH FITTED APPLIANCES
- ALLOCATED AND VISITORS PARKING
- NO ONWARD CHAIN
- COUNCIL TAX BAND 'D' EPC = ORDERED
- LEASEHOLD REF: DWE07006







## Worth viewing because...

This superbly presented and very well maintained first floor apartment comes to the market with no onward chain and will be perfect for anyone looking to be close to either the RD&E Hospital or Exeter City Centre. Artillery Court is a well renowned development with a mixture of quality townhouses and apartments, it is a gated development with a communal lift allocated and visitor parking. Viewing is highly recommended by the sole agent.

## Knowhow...With Quality Apartments



## In more detail....

This fantastic first floor apartment offers both quality and quantity in equal measure. Upon entry to the entrance hall there are large double doors into a very generous living/dining room with a bay window overlooking the communal grounds, a living area and space for a large dining table. A door then leads into the kitchen which is immaculately maintained and comprises several fitted appliances including dishwasher, washing machine, fridge freezer, cooker with stainless steel hob and microwave. Both bedrooms are good-sized double rooms with south easterly aspects, the first has an en-suite shower room and a dressing area with fitted wardrobes. There are also double doors opening to a Juliet balcony at the front. Completing the accommodation is a family bathroom and two storage cupboards. Externally there are some communal grounds within the development plus allocated parking for one vehicle and visitors parking is also available. The property also has a lift to the first floor if needed.

Overall, this is a wonderful opportunity to acquire a spacious, light, quality apartment with no onward chain, an early viewing is highly recommended.





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EXETER  
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## Directions...

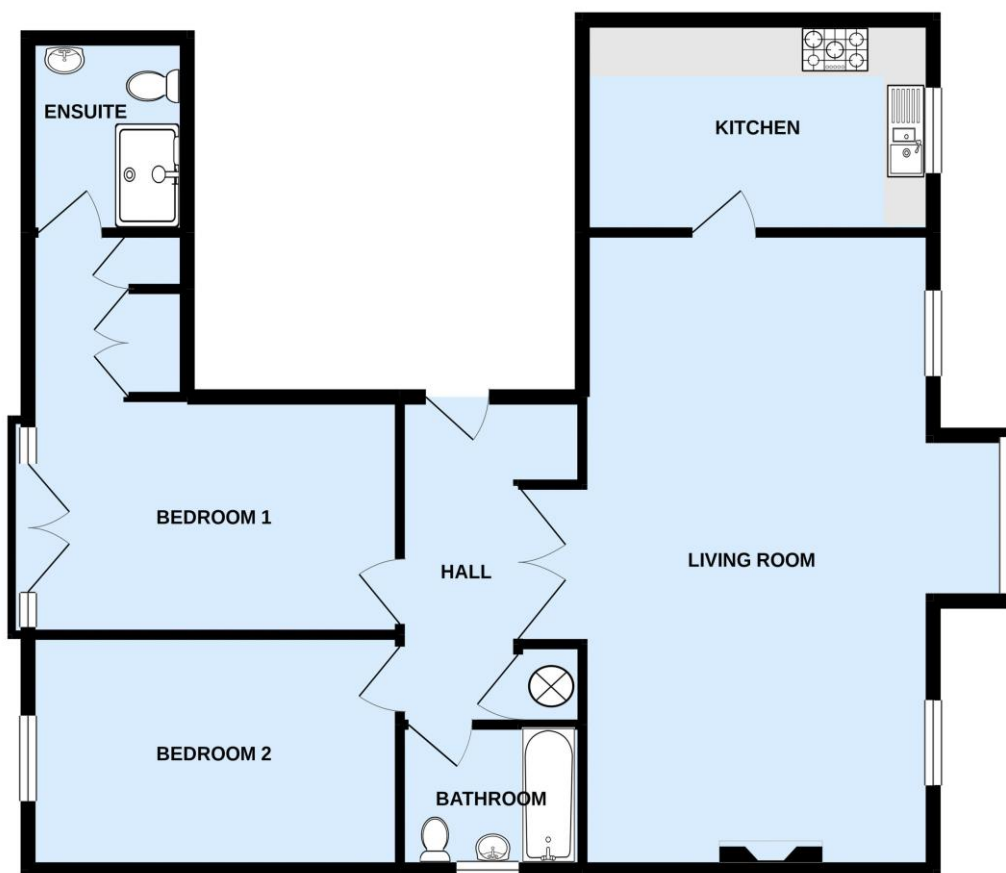
The simplest route is to leave Exeter City Centre along Topsham Road (A3015), continue for 0.75 miles, passing County Hall on the left. At the next set of traffic lights turn left into Barrack Road. Artillery Court is then the second turning on the left after Buckerell Avenue, this is a gated development with security entry system. Once in the development the apartment block is on the left.





## The location...

Artillery Court is an exclusive development on Barrack Road in the St Leonards part of the city. The property is within minutes of both the RD&E Wonford and Nuffield hospitals and St Lukes campus is close by as is a choice of schools for children of all ages. The historic Quay where there is a choice of bars and cafes as well as opportunities for water sports is also within easy reach and there are miles of walks and cycle paths along both the river and the canal. In addition the property is within easy reach of the popular 'village' shops in Magdalen Road which boasts many independent retailers, as well as cafes and restaurants. Exeter City Centre is also nearby giving a plethora of amenities including shopping at Princesshay or the Guildhall plus many fine restaurants, pubs and historical sites like the beautiful Cathedral.



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.  
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## Accommodation:

### Communal Hall:

*Lift & stairs to first floor*

### Entrance Hall:

### Living/Dining Room:

*24' 6" x 13' 10" plus bay (7.47m x 4.22m plus bay)*

### Kitchen/Breakfast Room:

*13' 11" x 8' 2" (4.23m x 2.49m)*

### Bedroom One:

*14' 10" x 9' 1" (4.52m x 2.78m)*

### En-Suite Shower Room:

### Bedroom Two:

*14' 8" x 9' 1" (4.47m x 2.76m)*

### Bathroom:

### Outside:

*Communal grounds*

*Allocated parking for one vehicle*

*Visitors parking*

### Lease Information:

*999 year lease from 1/1/2001*

*Service charge - £1,970 per annum*



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