

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Leypark Road

Exeter, Devon, EX1 3PA

Offers In The Region Of £155,000



2



1



1



Council Tax: A



# 1b Leypark Road

Exeter, Devon, EX1 3PA

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## Hallway

Doors to all rooms and storage cupboards

## Kitchen

7'7" x 9'10" (2.32m x 3.02m)

Window to the rear aspect, low and high level cupboards, roll top worksurfaces, door to a cupboard housing the boiler, single sink and drainer, space for an electric cooker, space and plumbing for a washing machine, space for an under counter fridge freezer, also space for a stand alone fridge freezer.

## Lounge

16'7" x 10'2" (5.06m x 3.12m)

Large window to the front aspect, door to the balcony, radiator.

## Master bedroom

11'8" x 11'5" (3.56m x 3.50m)

Window to the front aspect, radiator

## Bedroom two

10'7" x 10'11" (3.23m x 3.34m)

Window to the rear aspect, radiator.

## Bathroom

4'7" x 5'7" (1.42m x 1.71m)

Bath with shower over, partially obscured window to the rear aspect, hand basin.

## WC

2'5" x 6'5" (0.75m x 1.97m)

Partially obscured window to the rear aspect, low level WC

## Outside

To the front of the property is a communal front door, proceed up two flights of stairs and you will find the property front door along with a door to a large storage cupboard associated to this property.

The property also benefits from outside space, to the rear of the block is an outside storage cupboard/ brick shed there is also a good sized garden that is related to this property.

- \* Reduced due to motivated vendor \*
- Great investment
- Neutrally decorated
- Two double bedrooms
- Clean and tidy throughout
- Good transport
- Close to local amenities
- First step on the property ladder

\* Reduced due to motivated vendor \* Welcome to this charming purpose-built flat located on Leypark Road in the vibrant city of Exeter, Devon. This delightful property features a spacious reception room, perfect for relaxation or entertaining guests. With two generously sized double bedrooms, it offers ample space for comfortable living, making it an excellent choice for first-time buyers or investors looking to expand their portfolio.

The flat boasts a well-appointed bathroom and a bright, neutral décor throughout, creating a welcoming atmosphere. Recent decorations enhance the appeal, ensuring that you can move in with ease. One of the standout features of this property is the abundance of storage space, allowing you to keep your living areas tidy and organised.

Step outside to enjoy the lovely garden and balcony, ideal for soaking up the sun or enjoying a morning coffee. The location is particularly advantageous, as it is conveniently close to local amenities, providing easy access to shops, cafes, and essential services. Additionally, the property benefits from good transport links, making commuting and exploring the surrounding areas a breeze.

This flat presents a fantastic opportunity for those seeking a comfortable and stylish home in a desirable location. Whether you are taking your first step onto the property ladder or looking for a sound investment, this property is sure to impress. Don't miss the chance to make this lovely flat your own.



## Road Map



## Hybrid Map



## Terrain Map



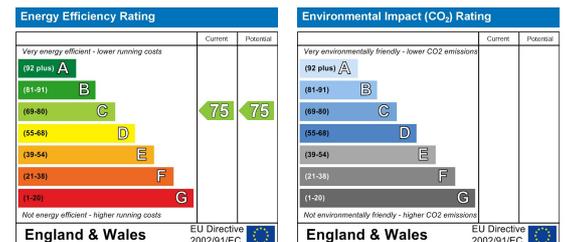
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.