



Apartment One, 111 Old Tiverton Road, Mount Pleasant , Exeter, Devon



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Mount Pleasant , Exeter, Devon

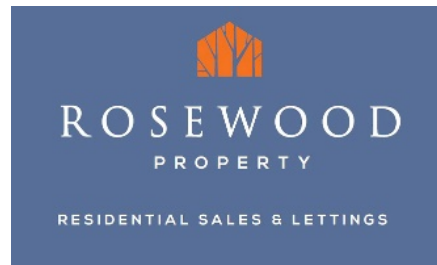
Ground Floor Apartment | One Double Bedroom

Lounge with Bay Window | Spacious Kitchen

Gas Central Heating | Garden with Patio

Walking Distance of City Centre | No Chain

Council Tax Band A | Leasehold



6 Northernhay Place, Exeter, Devon, EX4 3QJ

Email: info@Rosewood-Property.co.uk

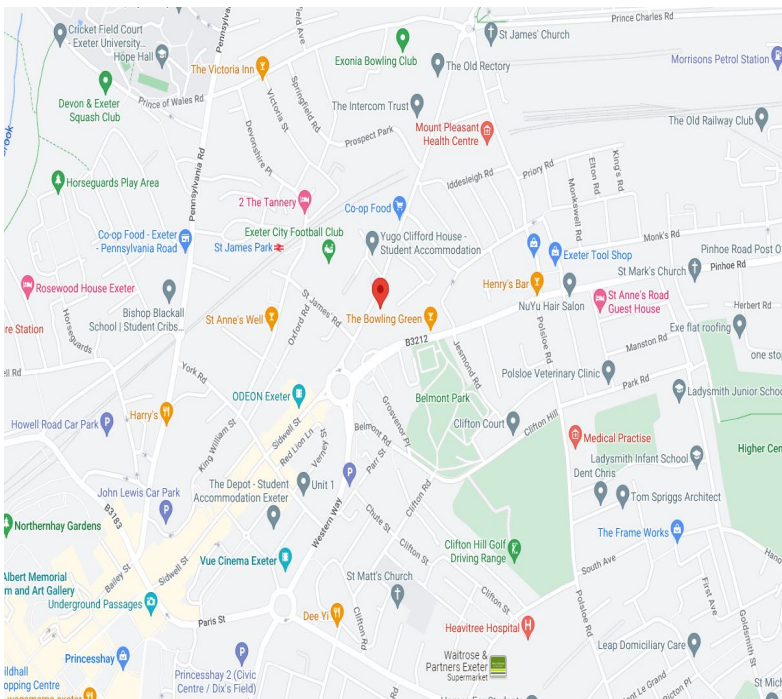
Telephone: 01392 247700

www.rosewood-property.co.uk





Apartment One, 111 Old Tiverton Road, Mount Pleasant , Exeter, Devon, EX4 6LD



A ONE BEDROOM apartment situated within a short distance of the City Centre, local amenities with a GARDEN and ample floor space. This ground floor apartment has been upgraded over the years and briefly comprises an entrance hall, lounge, bedroom, conservatory, kitchen and bathroom. Outside to the rear is a patio which then leads onto the attractive lawn garden.

SITUATION

The apartment lies within a period building situated along Old Tiverton Road, Mount Pleasant and in close proximity to a range of useful facilities to include convenience stores, hairdressers and the diverse range of independent shops nearby.

DIRECTIONS

From our offices located on Northernhay Place proceed left onto Bailey Street, at the traffic lights continue straight ahead onto Longbrook Street - continue past Harry's then take the next right onto York Road, at the traffic lights turn left onto Sidwell Street, at the roundabout take the first exit onto Old Tiverton Road. Continue on Old Tiverton Road passing the "Continental Food Stores" and the property will be positioned on the right hand side.

LEASEHOLD INFORMATION

This property is Leasehold, the lease commenced on the 1st December 2005 on a 999 year lease. The Management/maintenance charge is £75.00 per month, no ground rent applicable.

AGENTS NOTES

An excellent opportunity for a first time buyer or a downsizer looking for ample space with a garden and set in a great central location in close proximity of the City Centre. This apartment has gas fired central heating is double glazed plus has a long lease.

Important Information

Tenure: Leasehold

Local Authority: Exeter City Council

Council Tax: £1,377

Sale By: Private Treaty

Estimated Rental & Yield: £850 PCM (5.8%)

Price: £175,000

Type of Property: Apartment

EPC Rating: Energy Efficiency Rating D.

Services: Mains water & drainage, mains gas, mains electric.

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

EX4 3QJ

Website: www.rosewood-property.co.uk

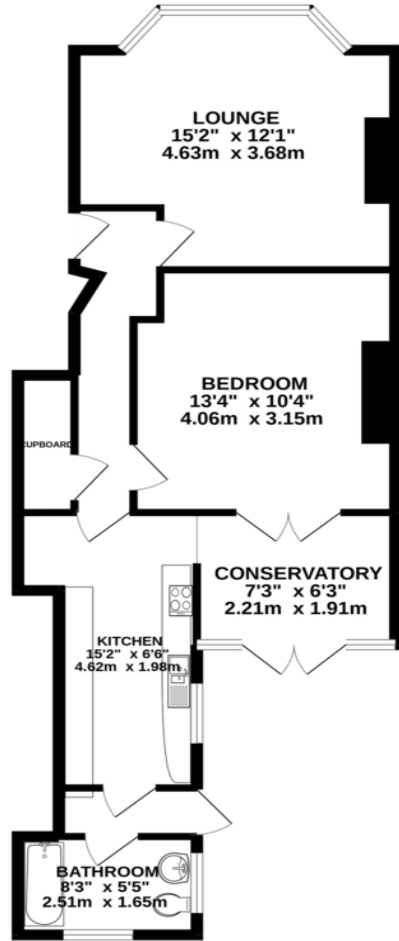
Email: info@Rosewood-Property.co.uk

Telephone: 01392 247700

Contact Brett Hampton for Valuations and Sales

Telephone: 01392 247700 Website: www.rosewood-property.co.uk

GROUND FLOOR



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 c |
| 55-68 | D | 68 d | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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