



Guide Price £170,000
10 Chichester House, Coates Road, Exeter, Devon, EX2 5RP





In Brief...

- A purpose built first floor apartment in a convenient location
- Spacious living room and dining area
- Modern kitchen
- Two bedrooms both with built in wardrobes
- Well appointed shower room/w.c.
- Economy 7 electric night storage heating
- UPVC double glazing
- Communal grounds and parking area
- Council Tax = B
- EPC = D

Worth viewing because...

This purpose built two bedroom first floor flat offers an excellent opportunity for first time buyers or those looking for an investment property. It is well located for local shops, schools, bus routes and the hospital.

In more detail...

Located on the first floor a private front door opens into a reception hall with two useful storage cupboards and an airing cupboard. Doors leading to the principal rooms including a spacious living room and dining area. Door to a modern kitchen and both the living room as well as the kitchen enjoy pleasant views towards hills in the distance. The reception hall also provides access to two bedrooms both with built in wardrobes and a well-appointed shower room/w.c. Other features include economy 7 electric heating and UPVC double glazing. An early viewing is recommended.

Location...

Broadfields is a very popular residential location, which offers a wide range of nearby amenities to include popular primary and secondary schools, Supermarkets, shops and public houses. In addition to this the M5 motorway and Exeter Airport are within easy reach and the city centre is approximately 2 miles away, served by regular buses.

Bear in mind...

Chichester House enjoys well maintained communal grounds which are mainly laid to lawn and include a residents car parking area and a useful outside store. The flat is held on a long lease and pays a reasonable service charge of £99.90 per month including the ground rent.

Directional note...

From Exeter city centre proceed along Heavitree Road and continue through Heavitree Road onto Fore Street, Heavitree. Proceed down the hill onto East Wonford Hill and continue over the brow of the hill to the next set of traffic lights. Turn right onto Rifford Road and take the first turning left into Quarry Lane and continue along taking the first left hand turning onto Coates Road. Chichester House will be found on the left-hand side.

What3words jaws.larger.hooks

Room sizes

Reception Hall – 3.57 x 1.60 narrowing to 1.28

Living Room & Dining Area – 5.13 x 3.64 maximum measurements.

Kitchen – 2.64 x 2.63

Bedroom 1 – 3.80 x 3.27 maximum measurements.

Bedroom 2 – 3.05 x 2.47 including the wardrobe area.

Shower Room – 1.92 x 1.61

Tenure & Outgoings

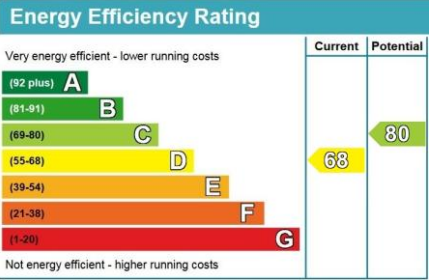
LEASEHOLD. A lease term of 199 years was granted on 1st January 1959. The current service charge is £99.90 per month which includes £6 for the Ground Rent.



FIRST 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 descriptive 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 is given as to their operability or efficiency can be given.
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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

