



Superb opportunity to purchase a 50% share in this beautifully presented two bedroom modern ground floor apartment, situated in a popular area of the village of Exminster on the outskirts of Exeter. This light and spacious property comprises of; large lounge/dining room leading through to a modern fitted kitchen, generous sized bedrooms and modern bathroom. The property also benefits from allocated parking, easy access to the village amenities and good connections to the major road networks.

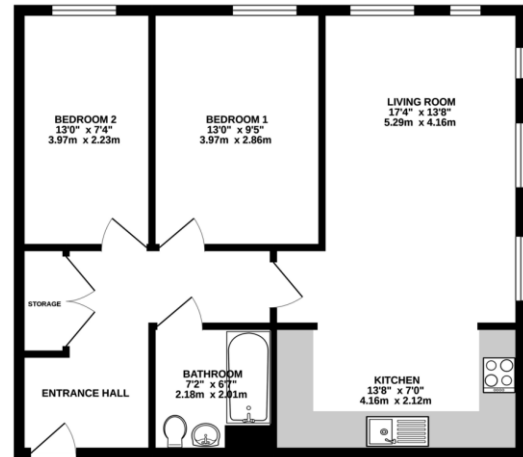
Old Quarry Drive  
Exminster      £100,000

West of 

# Old Quarry Drive Exeter £100,000

Spacious ground floor apartment | Two generous sized bedrooms | Large open plan lounge/dining room | Modern fitted kitchen | Large storage cupboard | Modern bathroom | Allocated parking space | Gas central heating | Upvc double glazed windows | 50% Shared Ownership

GROUND FLOOR



## PROPERTY DETAILS:

### APPROACH

Composite front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Spacious L shaped entrance hallway with double doors to a large storage cupboard. Central heating radiator. Doors to lounge/dining room, bedrooms and bathroom.

### LOUNGE/DINING ROOM

17' 4" x 11' 0" (5.28m x 3.35m) (plus door recess) Light and spacious double aspect room with Upvc double glazed windows to side and rear aspects. Two central heating radiators. TV and telephone points. Opening to kitchen.

### KITCHEN

13' 8" x 9' 5" (4.17m x 2.87m) Modern fitted kitchen with excellent range of base, wall and drawer units in cream finish. Roll-edge worktop with matching upstands and inset stainless steel sink. Integral electric oven and hob with cooker hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Matching cupboard housing gas combi boiler.

### BEDROOM 1

13' 0" x 9' 5" (3.96m x 2.87m) Spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. Telephone point.

### BEDROOM 2

13' 0" x 7' 4" (3.96m x 2.24m) Further spacious room with Upvc double glazed window to rear aspect. Radiator.

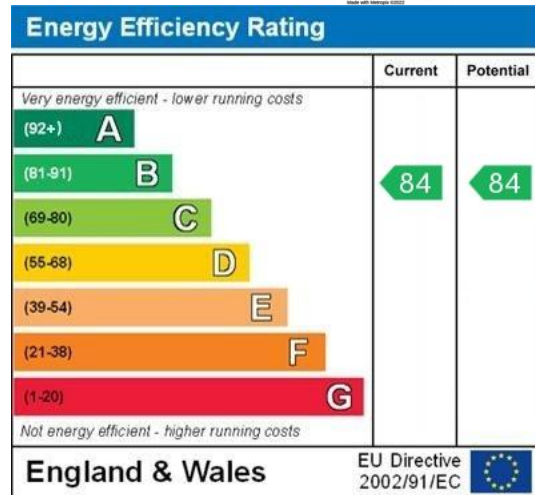
### BATHROOM

7' 2" x 6' 7" (2.18m x 2.01m) Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower over. Radiator. Extractor fan. Shaver point.

### OUTSIDE

### PARKING

Residents car park with allocated parking space for one vehicle located behind the property. Bike store.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967