



Connells

Gorse House Medley Court
Exeter

Gorse House Medley Court Exeter EX4 2QJ



Property Description

GUIDE PRICE - £170,000 - £180,000. Lovely and light two bedroom top floor apartment with an allocated parking space to the front of the property. Internally the property boasts a modernised approach throughout with a spacious living/dining room with views looking down the court, two double bedrooms, modern fitted kitchen & bathroom. The property also offers a large gravelled courtyard with washing lines provided and an enclosed communal bin store accessed from the communal gardens at the rear of the property.

Being offered to the market with no onward chain.

Entrance Hall

Door to the side of the property, storage cupboard, carpeted floor and a phone/video intercom system.

Lounge / Diner

20' 4" x 10' 1" (6.20m x 3.07m)

Two front aspect double glazed window, two wall mounted radiators and a telephone and TV point.

Kitchen

10' 9" x 8' 1" (3.28m x 2.46m)

Full fitted kitchen with wall and base units, stainless steel sink with drainer, electric oven and a gas hob with cooker hood, integrated dishwasher, washing machine and fridge/freezer and a central heating boiler.

Bedroom 1

10' 6" x 9' 7" (3.20m x 2.92m)

Good sized double bedroom, rear aspect double glazed window, wall mounted radiator and a TV point.

Bedroom 2

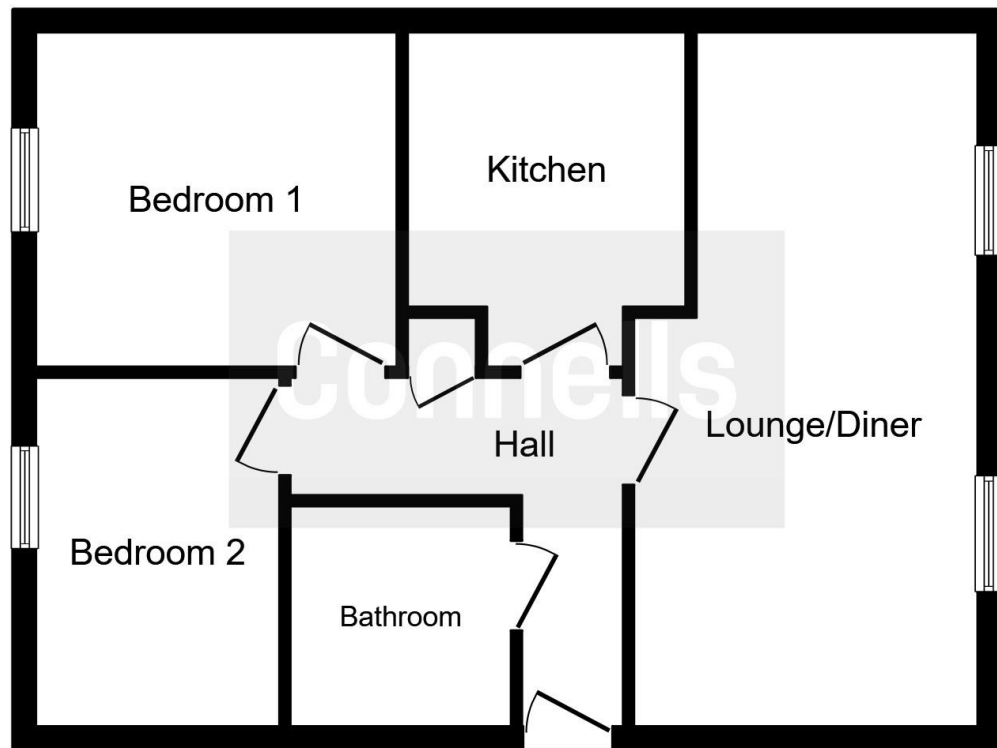
10' x 9' 7" (3.05m x 2.92m)

Rear aspect double glazed window and a wall mounted radiator.

Bathroom

Bath with mixer taps, shower, wash hand basin, extractor fan, shaver point, low level toilet and partial tiling.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com



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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 982 years from 20 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Tenure: Leasehold



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