



Powhay Mills Exeter EX4 3BT



Property Description

This well presented modern 2 bedroom ground floor flat, with a private entrance, is one not to be missed. The open plan kitchen diner has ample space for a family dining table and allows plenty of light to flood in. The home also enjoys 2 large double bedrooms and an ample family bathroom. With allocated parking so close to the city, everything will be on your doorstep. You will also find fantastic walks and views minutes away situated on the quay. Local amenities are to be enjoyed with plenty of coffee shops, pubs and activities to do.

One that needs to be viewed to be appreciated.



Entrance Porch

Storage room, fuse box.

Living/Dining Room

15' 8" x 16' 3" (4.78m x 4.95m)

Double glazed front and side aspect window, wall mounted radiator.

Kitchen

7' 8" x 11' 7" (2.34m x 3.53m)

Double glazed front aspect window, wall and base units, tiled back splash, integrated oven with gas hob, space for fridge/freezer and washing machine, extractor fan, boiler.

Bedroom One

15' 2" x 9' 1" (4.62m x 2.77m)

Double glazed front and side aspect windows, carpeted throughout.

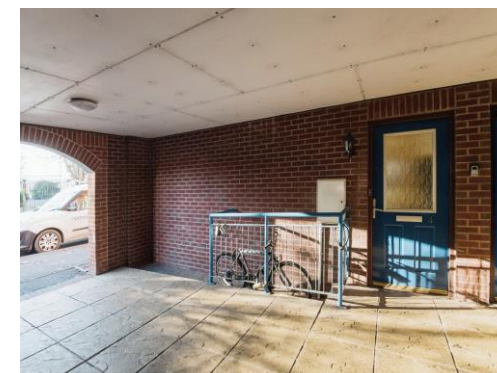
Bedroom Two

7' 9" x 12' 1" (2.36m x 3.68m)

Double glazed window, carpeted throughout, wall mounted radiator.

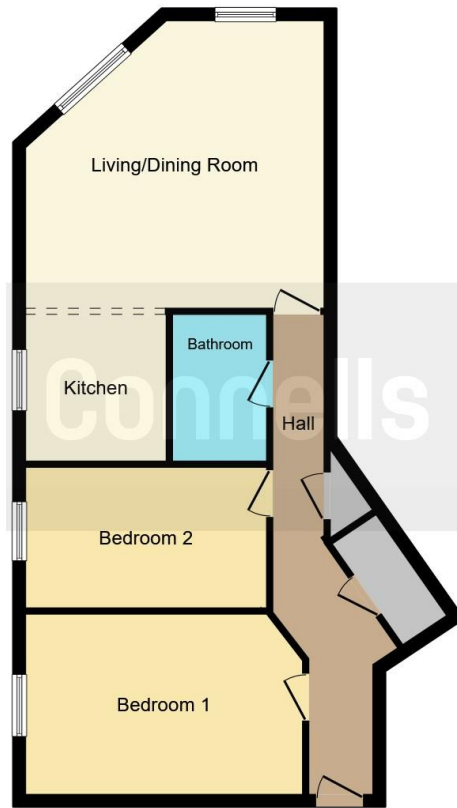
Bathroom

Full length bath with mains shower, wash hand basin, low level WC, extractor fan, tiled walls.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR313816

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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