



**Connells**

Chichester House Coates Road  
Exeter

# Chichester House Coates Road Exeter EX2 5RP



## Property Description

*This two-bedroom apartment located in the popular Broadfields area offers an attractive living space with various amenities. The property features ample parking facilities and there is outside storage available, providing extra space for belongings.*

*The apartment presents an opportunity for potential improvements, allowing you to customize and enhance the living space according to your preferences. This aspect provides flexibility to create a home that suits your needs.*

*One of the notable features of this apartment is the pleasant views it offers from both the lounge and kitchen areas. This allows residents to enjoy scenic vistas and natural light, creating a welcoming and serene atmosphere within the home.*

## Lounge

16' x 11' 8" ( 4.88m x 3.56m )

Double glazed front aspect window, electric heater, carpeted.

## Kitchen

8' 7" x 8' 6" ( 2.62m x 2.59m )

Double glazed front aspect window, space for appliances, wall and base units, built in oven with extractor hood.

## Landing

Built in storage unit.

## Bedroom One

13' 4" x 8' 9" ( 4.06m x 2.67m )

Double glazed side aspect window, built-in cupboards, carpeted.

## Bedroom Two

8' 4" x 7' 9" ( 2.54m x 2.36m )

Double glazed side aspect window, built-in cupboards, carpeted.

## Bathroom

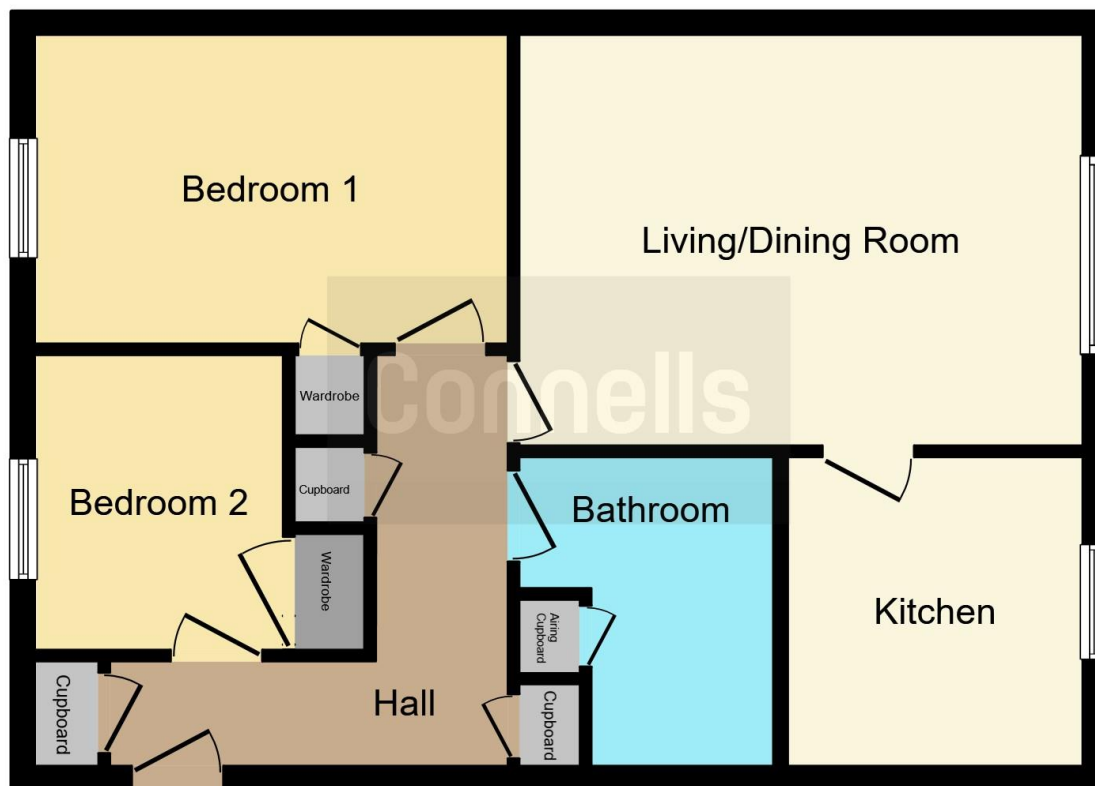
Full length bath, built in storage unit, low level WC, wash hand basin.

Council Tax Band: B









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

**T 01392 221 331**  
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8-9 South Street  
EXETER EX1 1DZ

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR314608](http://connells.co.uk/Property/EXR314608)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 21 Jan 1959. 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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