



Connells

Eveleighs Court Acland Road
Exeter

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Exeter EX4 6PN



Property Description

A second floor apartment right in the heart of the city Centre, the property is perfect for an investor or a first time buyer, the location is great for enjoying being in the City with access to all restaurants, shops and bars. The current seller has had this property since new and has looked after it. The accommodation comprises:- Communal entrance hallway, stairs to second floor, entrance hallway, lounge/diner, kitchen, bedroom and bathroom/WC.



Communal Hallway

Stairs to second floor.

Entrance Hall

Electric radiator, intercom system, loft access, cupboard with shelf and hanging space.

Living/Dining Room

15' 3" x 13' 7" max (4.65m x 4.14m max)
Double glazed front aspect window, electric radiator.

Kitchen

8' 8" x 6' 10" (2.64m x 2.08m)
Double glazed rear aspect window, wall and base units, work surfaces, stainless steel sink/drainer, electric hob with extractor fan over, electric oven, plumbing for washing machine, space for fridge freezer, tiling.

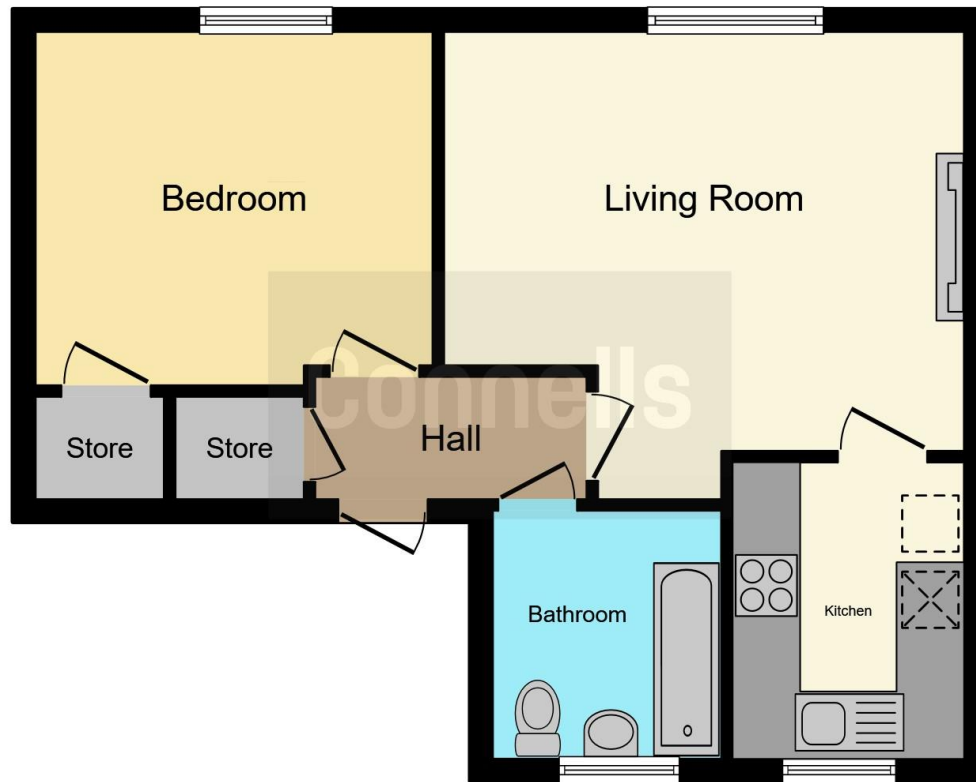
Bedroom

11' 9" x 10' 5" (3.58m x 3.17m)
Double glazed front aspect window, electric radiator, fitted wardrobe, airing cupboard with shelving.

Bathroom

Double glazed obscured rear aspect window, bath, low level toilet, wash hand basin, tiling, heated towel rail, extractor fan.





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

view this property online [connells.co.uk/Property/EXR314834](https://www.connells.co.uk/Property/EXR314834)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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