



Connells

Birchy Barton Hill
Exeter



Property Description

A 2 bedroom MAISONETTE with own entrance located in BIRCHY BARTON ideally located for local shops, transport links, school & supermarket. The property is ready to move into and also has its own balcony and own garden. The accommodation comprises:- Entrance hallway, first floor landing, lounge, kitchen, 2 bedrooms and bathroom/WC.



Entrance Hall

Double glazed door to front, laminate floor, dado rail, walk-in store cupboard, wall mounted radiator.

First Floor Landing

Double glazed door to balcony, double glazed front aspect window, dado rail, airing cupboard, loft access, wall mounted radiator.

Living Room

15' 9" x 11' 5" max (4.80m x 3.48m max)
Double glazed front and rear aspect windows, fireplace with gas fire, laminate floor, wall mounted radiator.

Kitchen

9' 1" x 6' 9" (2.77m x 2.06m)
Double glazed rear aspect window, wall and base units, work surfaces, gas cooker point with extractor over, plumbing for washing machine, space for fridge freezer, tiling, cupboard housing boiler, spot lights, tiled floor.

Bedroom 1

9' 4" x 14' (2.84m x 4.27m)
Two double glazed rear aspect windows, laminate floor, wall mounted radiator.

Bedroom 2

9' 5" x 10' 10" (2.87m x 3.30m)
Double glazed front aspect window, built-in cupboard, laminate floor, wall mounted radiator.

Bathroom

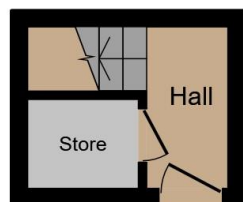
Double glazed obscured rear aspect window, bath with mains shower over, low level toilet, wash hand basin, tiling, heated towel rail.

Outside

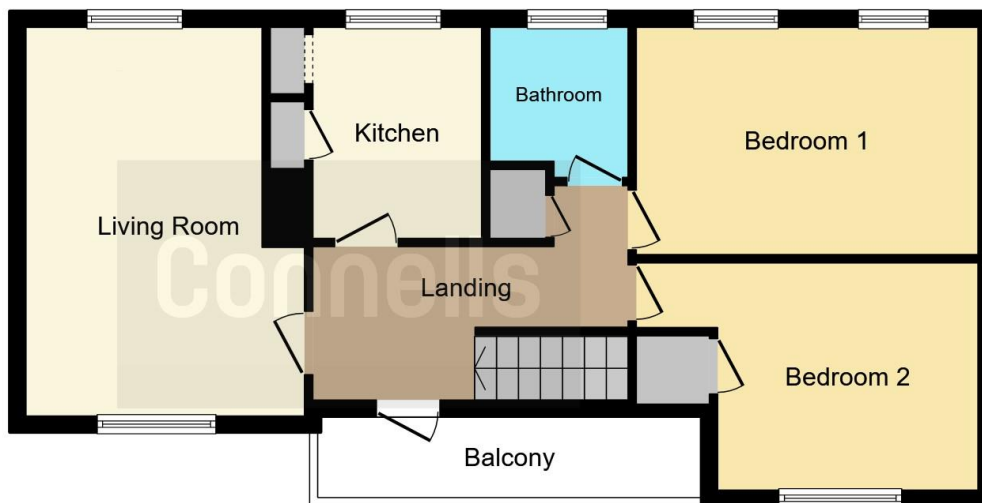
Balcony to front with railings. Rear uncultivated garden with fencing.

Council Tax Band: B





Ground Floor



First Floor

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/EXR313470](https://www.connells.co.uk/Property/EXR313470)

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Dec 1986. 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.

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