



Connells

Old Tiverton Road  
Exeter



## Property Description

*This charming 2-bedroom ground floor flat, located in the vibrant heart of Exeter City Centre, offers a unique opportunity for renovation and customization. The spacious living area is filled with natural light, while the kitchen and family bathroom are in need of updates, allowing for personal touches. Both generously sized bedrooms provide ample space for relaxation, and a standout feature is the private garden, a rare find in this central location. Although there is no parking, the flat is just a short stroll from Exeter's shopping, dining, and cultural attractions, making it perfect for those looking to invest in a project in a highly sought-after area. The property comprises of 2 bedrooms, kitchen, living/dining room, utility room, bathroom and a large rear garden.*



## Agents Note:

This property will be sold with a 99 year lease, with a peppercorn ground rent, and a spilt service charge between the 4 flats.

## Entrance Hall

Cupboard, wall mounted radiator.

## Living Room

9' 7" x 13' 2" into recess ( 2.92m x 4.01m into recess )

Double glazed obscured front aspect window, feature fireplace.

## Kitchen

13' 5" x 5' 1" ( 4.09m x 1.55m )

Front aspect window, wall and base units, work surfaces, plumbing for dish washer, electric oven and hob, stainless steel sink unit.

## Bedroom 1

13' 8" x 8' 4" ( 4.17m x 2.54m )

Double glazed rear aspect window, built in wardrobe and cupboard, wall mounted radiator,

## Bedroom 2

12' 2" max x 5' 4" exc door recess ( 3.71m max x 1.63m exc door recess )

Double glazed rear aspect window, wall mounted radiator.

## Shower Room

Tiled floor, shower cubicle with mains shower with jets, low level toilet, wash hand basin.

## Rear Garden

Large garden enclosed by walls, with brick shed.





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). Powered by [www.focalagent.com](http://www.focalagent.com)



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8-9 South Street  
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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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