



The Mint Exeter EX4 3BL



Property Description

A 2/3 bedroomed Grade II listed Maisonette with own entrance, it is a converted chapel and is very private with access via electric gates at the front. Outside there are beautiful communal gardens with cobbles, Elizabethan organic planted gardens, including quince, rhubarb and herbs. The home is so peaceful and quiet but still in the centre of Exeter City with access to all the restaurants, bars, transport links and amenities. The accommodation comprises:- lounge/diner/kitchen with ideal open plan living, study/bedroom 3, first floor landing, 2 double bedrooms and bathroom/WC.



Kitchen/ Lounge/ Dining Room

20' 10" max x 20' 2" max (6.35m max x 6.15m max)

Door to front, tiled floor, two wall mounted radiators, secondary glazed front and side aspect windows, under stairs storage, wall and base units, work surfaces, electric oven, microwave, gas hob with extractor over, stainless steel sink unit, glass splash back, built-in fridge freezer, built-in washing machine.

Study/ Bedroom

10' 3" x 7' (3.12m x 2.13m)

Secondary glazed front aspect window, tiled floor, wall mounted radiator.

Bedroom 1

14' 3" max x 12' 3" max (4.34m max x 3.73m max)

Secondary glazed front aspect window, built-in wardrobes and cupboards above, pull down ladder for access to loft, wall mounted radiator,

Bedroom 2

14' 4" x 7' 3" (4.37m x 2.21m)

Secondary glazed front aspect window, wall mounted radiator.

Bathroom

Bath with electric shower over, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Garden

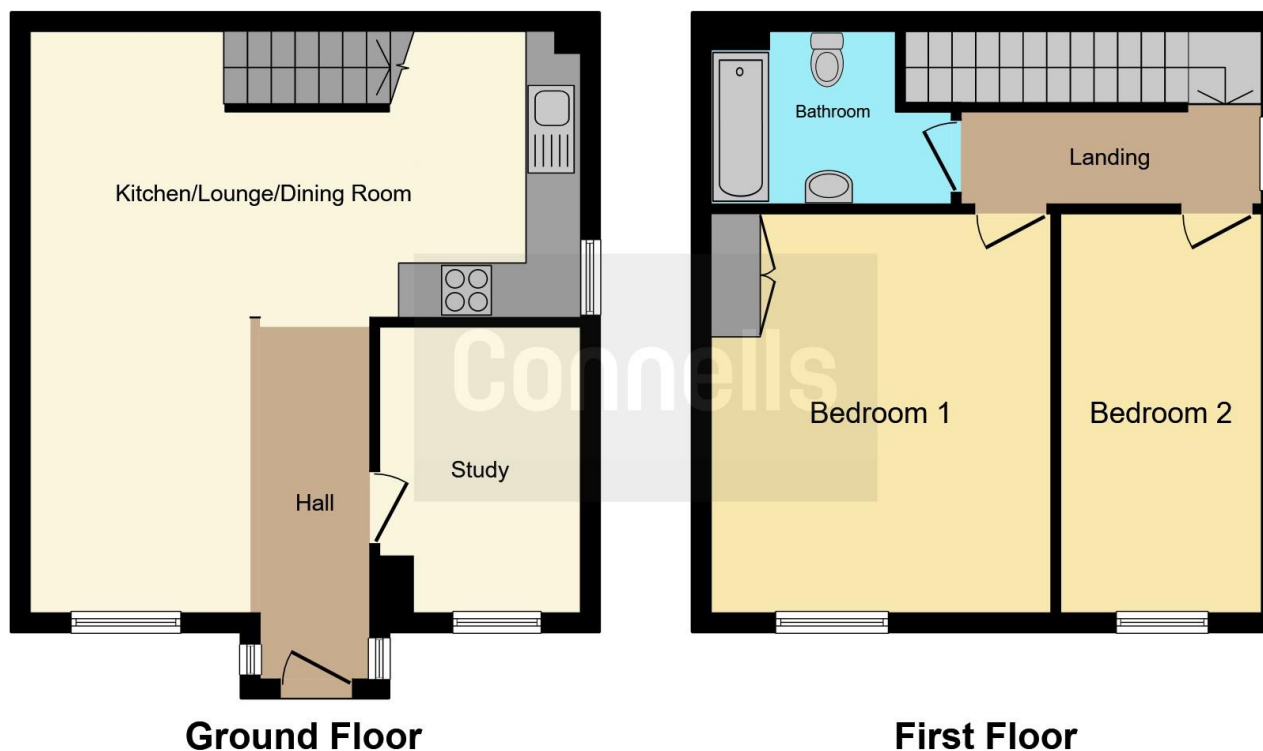
Patio area, communal gardens.

Council Tax Band: D









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

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8-9 South Street
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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1998. 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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