



**Connells**

Union Road  
Exeter



Union Road  
Exeter EX4 6HU

for sale guide price  
**£200,000**



### Property Description

***GUIDE PRICE £200,000 - £210,000. A FIRST FLOOR APARTMENT with 3 bedrooms, located withing walking distance of Exeter City Centre with a choice of bars, restaurants, cathedral, shops and all the city has to offer, University and train station. The home is light and very spacious and is ready for you to move in and make a great starter home or investment. The property is in a controlled residents parking zone. The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge, bathroom/WC, kitchen, inner hallway and 3 bedrooms. NO CHAIN.***

## Entrance Hall

Door to side, wooden floor.

## Lounge/ Dining Room

16' 5" x 15' 3" max ( 5.00m x 4.65m max )  
Double glazed front aspect window, Economy  
7 night storage heater, wooden floor.

## Inner Hallway

Double glazed side aspect window, Economy  
7 night storage heater.

## Bathroom

Bath with electric shower over, airing  
cupboard, low level toilet, wash hand basin  
with cupboard below, extractor fan.

## Kitchen

7' 9" x 8' 3" ( 2.36m x 2.51m )  
Double glazed front aspect window, wall and  
base units, work surfaces, electric cooker  
point with extractor over, plumbing for  
washing machine, space for tumble dryer,  
space for fridge freezer, stainless steel sink  
unit, tiling.

## Bedroom 1

12' 1" x 7' 6" ( 3.68m x 2.29m )  
Double glazed rear aspect window, wooden  
floor, Economy 7 night storage heater.

## Bedroom 2

12' 2" max x 6' 10" ( 3.71m max x 2.08m )  
Double glazed rear aspect window, wooden  
floor.

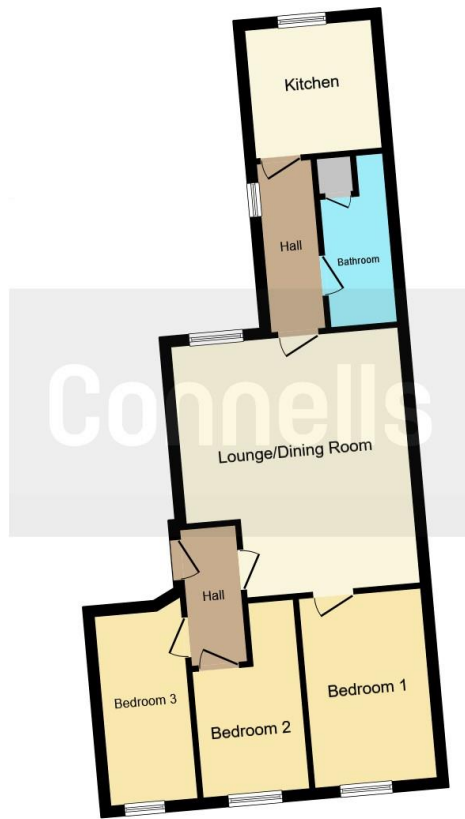
## Bedroom 3

11' x 5' 9" ( 3.35m x 1.75m )  
Double glazed obscured rear aspect window,  
wooden floor.

## Parking

Residents parking permit zone.





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)



To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
EXETER EX1 1DZ

EPC Rating: D

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316096](http://connells.co.uk/Property/EXR316096)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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