



Connells

Smythen Street
Exeter



Property Description

Welcome to this exquisite two-bedroom apartment nestled in the heart of Exeter, boasting pleasant views of the countryside. This thoughtfully designed residence offers a perfect blend of comfort, contemporary style and a convenient location. Upon entering, you are greeted by a spacious hallway with high ceilings joining up the family bathroom, two bedrooms and living space. The modern kitchen, seamlessly integrated into the open-plan space, is a haven for culinary enthusiasts. Equipped with modern appliances, ample storage cabinets, and sleek countertops, it provides both functionality and style, catering to all your cooking needs. Moving further into the apartment, you'll find two comfortable bedrooms, each offering a tranquil retreat for rest and rejuvenation. The master bedroom boasts a double bed. The second bedroom, equally inviting, features space for another double bed with both allowing pleasant views. Completing the apartment the bathroom contains contemporary fixtures, a refreshing shower, and a relaxing bathtub, allowing you to indulge in moments of self-care and relaxation. In summary, this two-bedroom apartment offers a harmonious blend of stylish design, views of Exeter, and a prime city centre location. With its open-plan living space and inviting ambiance, presenting an ideal opportunity to enjoy the best of urban living in this captivating city.

Kitchen/ Living Room

20' 6" x 12' 1" (6.25m x 3.68m)

Double glazed rear access door leading onto the Balcony, high ceilings, TV point, wall and base units, extractor hood, under cupboard lights, space for appliances, stainless steel sink and drainer.

Bedroom 1

9' 5" x 17' (2.87m x 5.18m)

Double glazed rear aspect window, TV point.

Bedroom 2

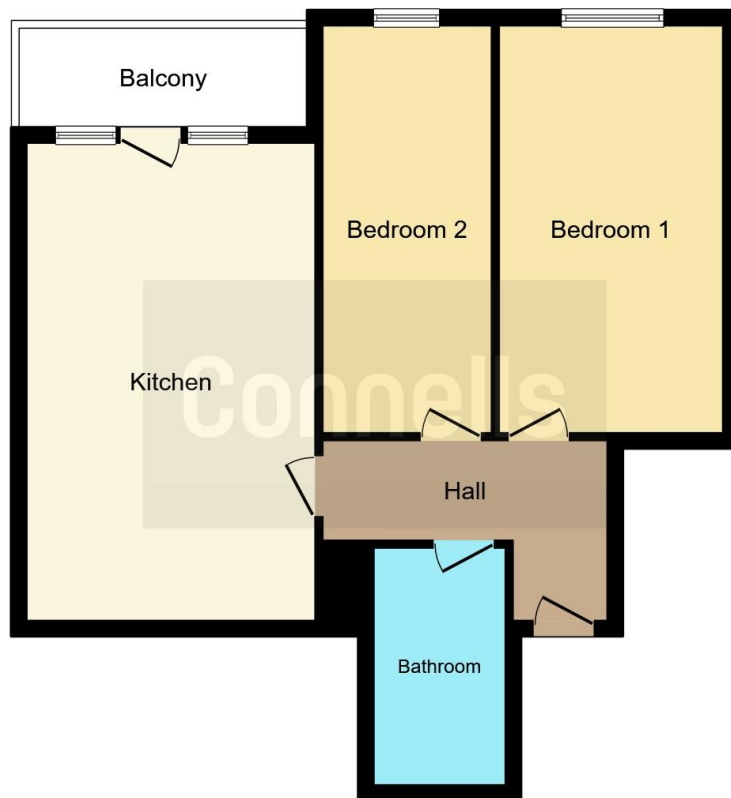
17' 7" x 7' 2" (5.36m x 2.18m)

Double glazed rear aspect window, TV point.

Bathroom

Full length bath with mains shower, low level WC, wash hand basin, extractor fans, tiled walls, wall mounted radiator.





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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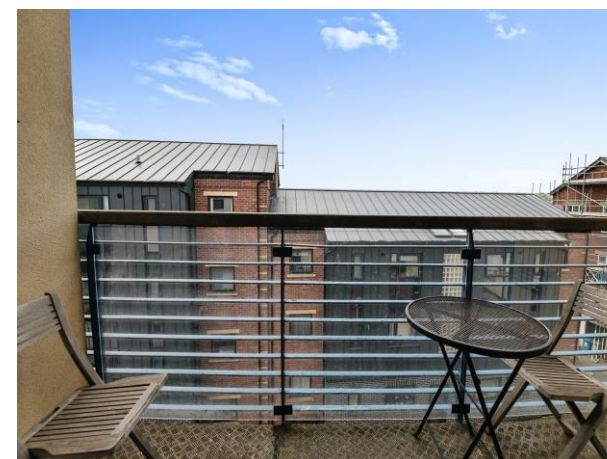
EPC Rating: C Council Tax
 Band: B

Service Charge: 749.65 Ground Rent:
 100.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/EXR316139](https://www.connells.co.uk/Property/EXR316139)

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 Aug 2005. 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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