





Property Description

Introducing this stylish one-bedroom top-floor flat located in the desirable area of Exwick, Exeter. Featuring a modern interior, the property is designed for contemporary living, offering a bright and airy atmosphere throughout. The open-plan layout maximizes space, making it perfect for both relaxation and entertaining. With its prime location just a short stroll from the picturesque Quay and a variety of local shops, this is an ideal choice for first-time buyers looking for convenience and charm. Don't miss the opportunity to start your homeownership journey in this lovely flat! The property comprises of communal gardens, entrance hallway, office space, kitchen, shower room, bedroom and lounge/dining space and balcony.

Entrance Hall

Storage cupboard, access to loft, further cupboard with wall units used as a computer/study space.

Living Room

12' 8" x 11' 5" (3.86m x 3.48m)

Large double glazed side aspect window, fireplace with gas fire, wall mounted radiator.

Kitchen

11' 1" x 7' 3" (3.38m x 2.21m)

Double glazed side aspect window, wall and base units, work surfaces, cupboard, stainless steel sink unit, plumbing for washing machine and dish washer, electric oven and hob with extractor over, wall mounted radiator, breakfast bar, spotlights.

Bedroom

10' 2" x 12' 9" (3.10m x 3.89m)

Double glazed side aspect window, wall mounted radiator.

Shower Room

Double glazed obscured front aspect window, shower cubicle with electric shower, low level toilet, wash hand basin, extractor fan, part-tiled walls, heated towel rail.

Outside

Communal lawned gardens.

Council Tax Band: A









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

To view this property please contact Connells on

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8-9 South Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316078

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Apr 1987. 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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