



Livingston House Thursby Walk Exeter EX4 8FF



Property Description

A PURPOSE BUILT FIRST FLOOR APARTMENT located in the Pinhoe location of Exeter which benefits from a train station, local shops, public house and a post office. There are a number of business parks nearby which offer a variety of shops and supermarkets, recreation parks, leisure centres, pubs and restaurants. The property is immaculate and ready to move into. Outside there are communal gardens, bike store and ALLOCATED PARKING SPACE. The accommodation comprises:- Communal Entrance hallway, stairs to first floor, entrance hallway, open plan lounge/diner/kitchen, 2 double bedrooms and bathroom/WC. The property is also offered with NO CHAIN.

Entrance Hall

Door to side, inter com system, storage room with light.

Living Room

15' 7" x 11' 7" (4.75m x 3.53m)

Double glazed patio doors to rear with Juliet balcony, double glazed rear aspect window, wall mounted radiator.

Kitchen

9' 2" x 7' 8" (2.79m x 2.34m)

Double glazed front aspect window, wall and base units with lighting, work surfaces, 1 1/2 bowl stainless steel sink unit, plumbing for washing machine, plumbing for dish washer, space for fridge freezer, electric oven, gas hob with extractor over, tiling, spotlights.

Bedroom 1

11' 5" x 9' 6" (3.48m x 2.90m)

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

9' 7" x 7' 2" (2.92m x 2.18m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with shower attachment, tiling, low level toilet, wash hand basin, tiling, spotlights,

heated towel rail.

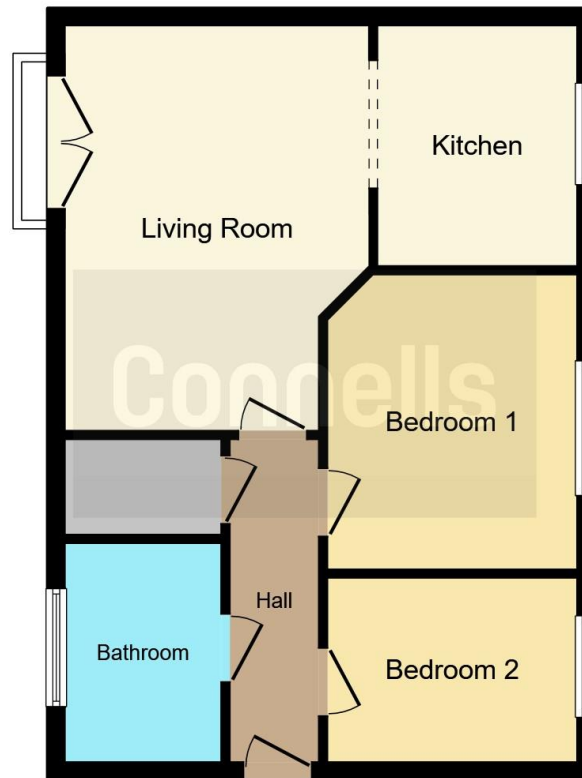
Outside

One allocated parking space. Communal lawned gardens, communal bike store and bin store.









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
 EXETER EX1 1DZ

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1728.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316441

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. 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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