





Property Description

This stylish two-bedroom modern flat in Sowton, Exeter, offers a fantastic opportunity for buyers looking for convenience and comfort. With no onward chain, you can move in hassle-free and start enjoying your new home right away. The flat boasts a contemporary design, featuring spacious living areas filled with natural light. Located close to essential amenities, you'll find shops, cafes, and recreational facilities just a short walk away. Additionally, the property includes allocated parking, making it easy for residents and guests alike to come and go without any stress. Whether you're a first-time buyer or looking to downsize, this flat is an ideal choice.

Entrance Hall

Airing cupboard, further cupboard, wall mounted radiator.

Kitchen/ Diner/ Living Room

21' 3" max x 16' 10" max (6.48m max x 5.13m max)

Double glazed front aspect patio doors to balcony, double glazed front aspect window, two double glazed side aspect windows, double glazed side aspect patio doors to Juliet balcony, wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine, electric oven, gas hob with extractor over, wall mounted radiator.

Bedroom 1

12' 2" x 10' (3.71m x 3.05m)

Double glazed front aspect patio doors to Juliet balcony, wall mounted radiator.

Bedroom 2

12' 2" x 6' 9" (3.71m x 2.06m)

Double glazed front aspect window, wall mounted radiator.

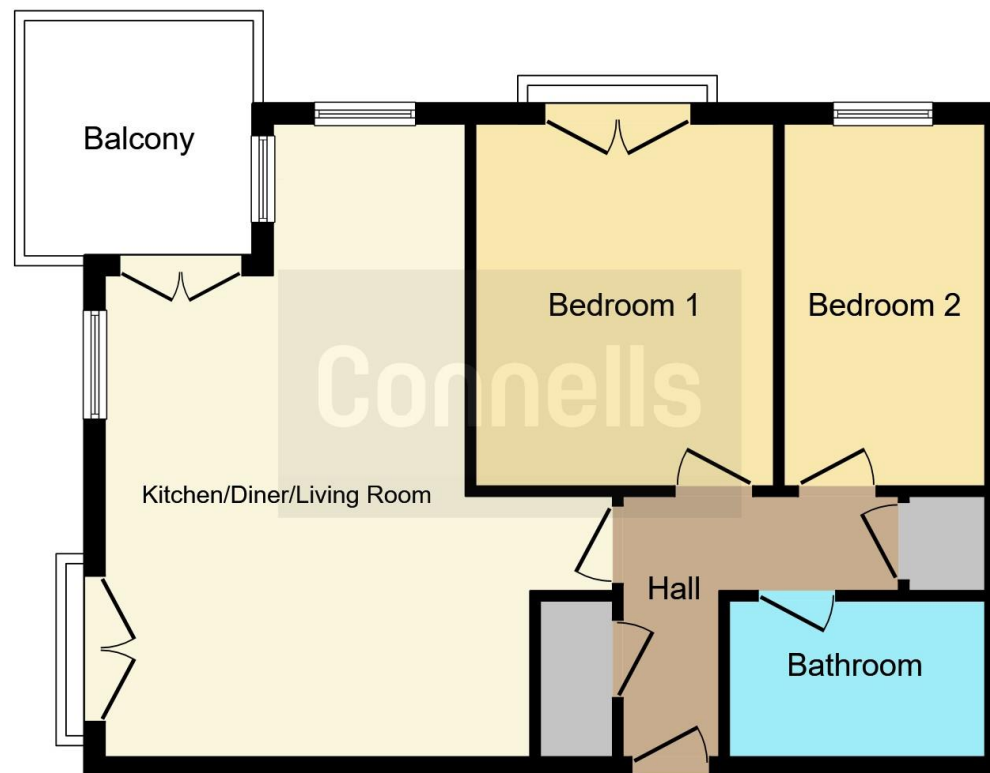
Bathroom

Bath with mains shower over, low level toilet, wash hand basin, heated towel rail, tiled, extractor fan.









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:
 1466.50

Ground Rent:
 241.74

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316584

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 2006. 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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