





Property Description

A spacious TOP FLOOR APARTMENT with 2 double bedrooms, and great links to local shops, supermarkets, schools, amenities and transport in and out of the City. The flat is offered NO CHAIN, ready to move into straight away.

The flat boasts two double bedrooms, both well-sized and offering plenty of natural light. The generously-sized living area has breathtaking views over Exeter and leads onto a sunny south-facing balcony.

The modern bathroom features a sleek fixed-pane glass shower and a heated towel rail. The homely kitchen area has plenty of storage, with an extra pantry area for storage, and a large window with a sunny outlook.

Storage is a standout feature of this home, with two built-in storage cupboards, loft space, a locked storage cupboard outside the flat, and an outdoor storage shed perfect for bikes.

Located in a well-connected area, this flat is within easy reach of the City centre, transport links, and green spaces. Whether you're a first-time buyer, investor, or looking to downsize, this property offers fantastic value in a great location, and with NO CHAIN.

Entrance Hall

Hatch to part-boarded loft, Hive thermostat, two storage cupboards.

Living Room

16' 4" x 12' 1" (4.98m x 3.68m)

Double glazed rear aspect window with views, door to south-facing balcony, TV point, electric fireplace, wall mounted radiator.

Kitchen

11' 8" x 7' 5" (3.56m x 2.26m)

Double glazed front aspect window, wall and base units, work surfaces, space for fridge freezer and washing machine, stainless steel sink unit, pantry cupboard, gas cooker, tiled throughout, wall mounted radiator.

Bedroom 1

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed rear aspect window with views, wall mounted radiator.

Bedroom 2

10' 5" x 10' 8" (3.17m x 3.25m)

Double glazed front aspect window, wall mounted radiator.

Shower Room

Double glazed obscured front aspect window, shower cubicle with electric shower, low level toilet, wash hand basin, heated towel rail.

Outside

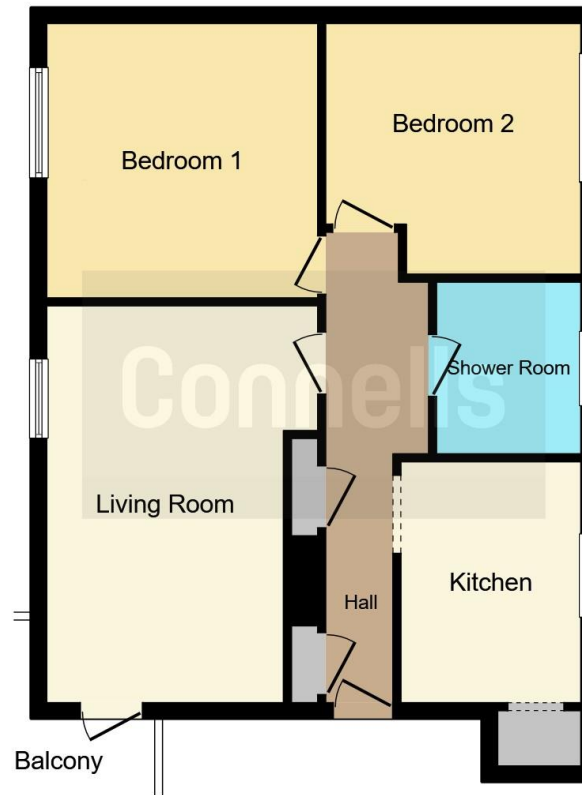
Outdoor storage, lockable shed.

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

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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/EXR316510

This is a Leasehold property with details as follows; Term of Lease 181 years from 21 Feb 2022. 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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