



Connells

Trafalgar Road
Exeter



Property Description

Occupying a prime top-floor position in a well-maintained new development just off the Topsham Road, this spacious and stylish two-bedroom apartment presents an excellent opportunity for first time buyers and investors alike.

The property offers a thoughtfully designed layout, beginning with a large and welcoming entrance hallway complete with two substantial storage cupboards. The heart of the home is the open-plan kitchen and lounge area, a bright and versatile space ideal for both relaxed everyday living, dining and entertaining. Two windows frame lovely views over Exeter, enhancing the sense of space and light throughout.

Both bedrooms are generous doubles, offering flexible accommodation for professionals, sharers, or guests, while the bathroom features a full-size bath with shower over. The property further benefits from access to attractive communal gardens and comes with a designated parking space.

Ideally located for excellent transport links and local amenities, this property offers all the conveniences of city living. With NO ONWARD CHAIN, this is a rare opportunity to acquire a premium apartment in one of Exeter's most sought-after locations.

Entrance Hall

Double glazed rear aspect window, two storage cupboards, wall mounted radiator.

Kitchen/ Diner

16' 7" x 15' 1" (5.05m x 4.60m)

Double glazed front and side aspect windows, wall and base units, work surfaces, space for fridge freezer, washing machine and dish washer, stainless steel sink unit, tiled splash back, electric oven, gas hob with extractor over, two wall mounted radiators.

Bedroom 1

9' 5" x 19' 7" (2.87m x 5.97m)

Double glazed side and rear aspect windows with views over hills, wall mounted radiator.

Bedroom 2

12' 8" x 9' 5" (3.86m x 2.87m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)

Bath with electric shower over, low level toilet, wash hand basin, shaver point, extractor fan, heated towel rail.

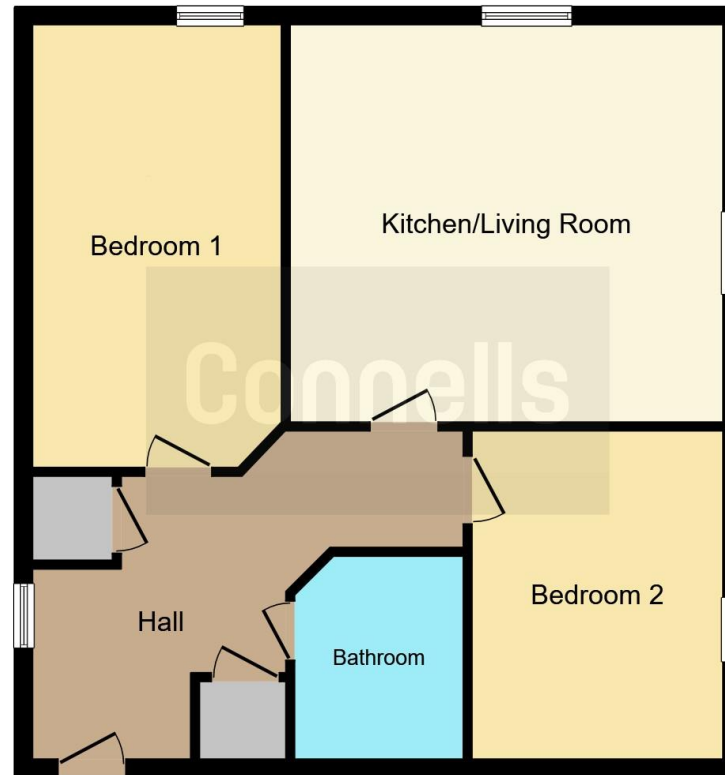
Outside

Communal garden, secure cycle storage, 1 allocated parking space.









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:
 1301.64

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316600

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. 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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