





### Property Description

*A superb opportunity to acquire a bright and spacious two bedroom apartment ideally situated in the heart of Exeter city centre, offered with NO CHAIN. This well-maintained property combines generous living space with far-reaching views and excellent convenience, perfect for professionals, families, or investors alike. The accommodation comprises a large lounge with ample space for both seating and dining areas, offering stunning elevated views across the city. A modern, sunny kitchen features a large window providing plenty of natural light and is well-equipped for everyday living. The master bedroom includes two built-in wardrobes for added storage, while an additional bedroom offers versatility for guests, children, or working from home. The hallway provides further functionality with multiple built-in storage cupboards, and the family bathroom includes both a bathtub and an overhead shower. Externally, the property benefits from access to a private residents' parking area with permit allocation-an exceptional advantage in such a central location. Within walking distance of Exeter's vibrant retail areas, restaurants, public transport, and cultural attractions, this property offers the perfect blend of city living and comfort.*

## Communal Entrance Hall

Stairs to top floor.

## Entrance Hall

Three built-in storage cupboards, night storage heater, loft hatch.

## Living Room

14' 9" max x 13' 9" max ( 4.50m max x 4.19m max )

Double glazed rear aspect window with lovely views, night storage heater.

## Kitchen

6' 5" x 8' 6" ( 1.96m x 2.59m )

Double glazed rear aspect window, wall and base units, work surfaces, oven with hob over, stainless steel sink unit, space for fridge freezer, space for washing machine.

## Bedroom 1

8' 8" x 14' 2" ( 2.64m x 4.32m )

Double glazed front aspect window, two built-in wardrobes, electric radiator.

## Bedroom 2

8' 6" x 11' 1" max ( 2.59m x 3.38m max )

Double glazed front aspect window.

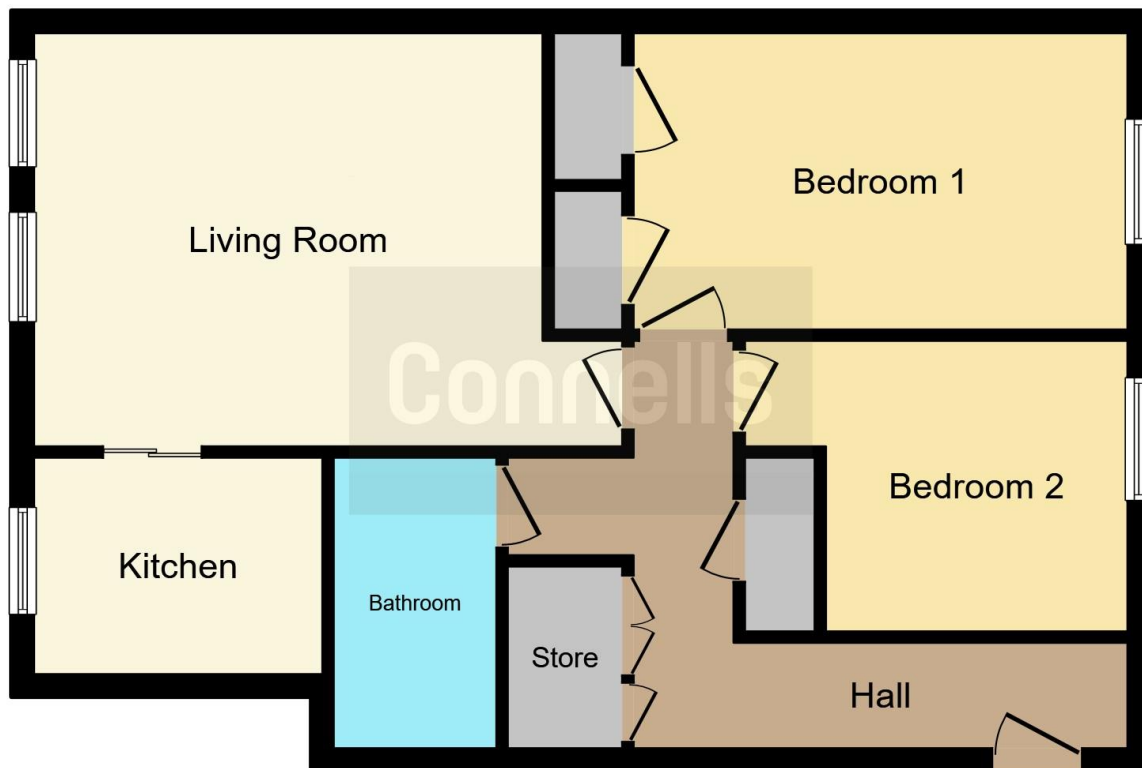
## Bathroom

Bath with electric shower over, low level toilet, wash hand basin, tiling, extractor fan.

## Parking

Residents parking zone - permit required.





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](http://www.focalagent.com)

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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: D Council Tax  
 Band: B

Service Charge: 632.08 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316671](http://connells.co.uk/Property/EXR316671)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Aug 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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