







## Property Description

***A 2 bedroom MAISONETTE with own entrance located in the Countess Wear location of Exeter ideal for local shops, supermarkets, schools, amenities, Exeter Golf and Country Club and access out of Exeter to the M5 and also towards Topsham, a perfect investment or first time buyer home. Outside there is a brick built storage shed and also it has its own lawned garden area. The accommodation comprises:- Entrance hallway, lounge/diner, kitchen, first floor landing, 2 bedrooms and bathroom/WC.***



## Entrance Hall

Double glazed obscured door to rear, double glazed obscured sealed unit to front, tiled floor.

## Living Room

11' 5" x 17' 9" ( 3.48m x 5.41m )

Double glazed front and rear aspect window, cupboard housing boiler, wall mounted radiator.

## Kitchen

11' 2" x 6' 9" ( 3.40m x 2.06m )

Double glazed front aspect window, wall and base units, work surfaces, tiling, stainless steel sink unit, gas cooker point, plumbing for washing machine, space for tumble dryer and fridge freezer.

## Landing

Loft access.

## Bedroom 1

15' 7" x 8' 2" ( 4.75m x 2.49m )

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 2

11' 5" x 9' 4" ( 3.48m x 2.84m )

Double glazed front aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured front aspect window, bath with electric shower over, low level toilet, wash hand basin, tiling, wooden flooring, wall mounted radiator.

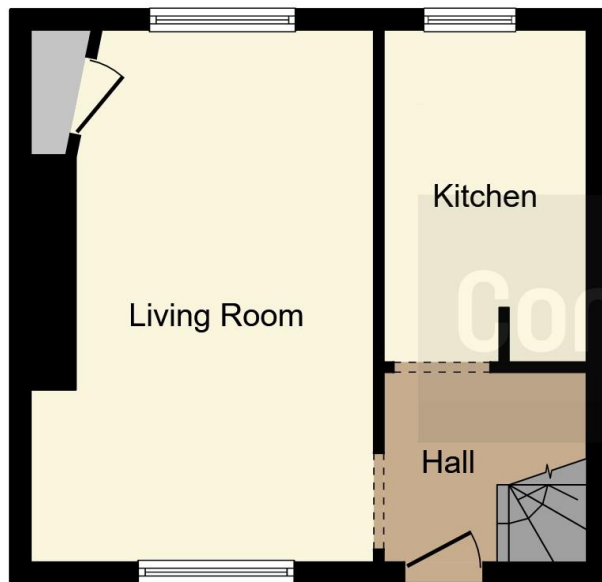
## Rear Garden

Lawned garden with brick built store.

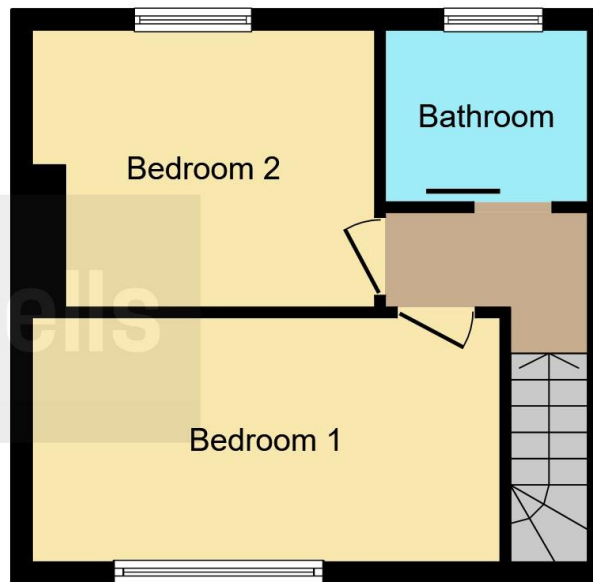
## Agents Note

There is an easement on the title, please enquire with the branch.





**Ground Floor**



**First Floor**

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)

To view this property please contact Connells on

**T 01392 221 331**  
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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C Council Tax  
 Band: A

Service Charge: 596.20 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316715](http://connells.co.uk/Property/EXR316715)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Oct 1984. 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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Property Ref: EXR316715 - 0003

