



**Connells**

Old Quarry Drive  
Exminster Exeter



# Old Quarry Drive Exminster Exeter EX6 8FJ



## Property Description

***A 2 double bedroom FIRST FLOOR APARTMENT located in the village of EXMINSTER with local shops, pubs, schools and amenities, also with good transport links into the City and easy access onto the M5 and A38, the home is immaculate and a credit to the current seller and has had many upgrades since being built, this home is perfect for a first time buyer. Outside there is also an ALLOCATED PARKING SPACE. NO CHAIN. The accommodation comprises: Communal entrance hallway, stairs to first floor, entrance hallway, lounge/diner/kitchen, 2 bedrooms and bathroom/WC.***

## Entrance Hall

Door to side, loft access, built-in cupboard, intercom system, storage cupboards, wall mounted radiator.

## Living Room/ Kitchen

14' max x 24' 6" max ( 4.27m max x 7.47m max )

Double glazed front aspect window, three double glazed side aspect windows, two wall mounted radiators. Wall and base units, work surfaces, electric oven, microwave, electric hob with extractor over, tiling, space for fridge freezer, plumbing for washing machine and dish washer, cupboard housing boiler.

## Bedroom 1

12' 9" x 9' 9" ( 3.89m x 2.97m )

Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

## Bedroom 2

12' 10" x 7' 5" ( 3.91m x 2.26m )

Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

## Bathroom

7' 1" x 7' 1" ( 2.16m x 2.16m )

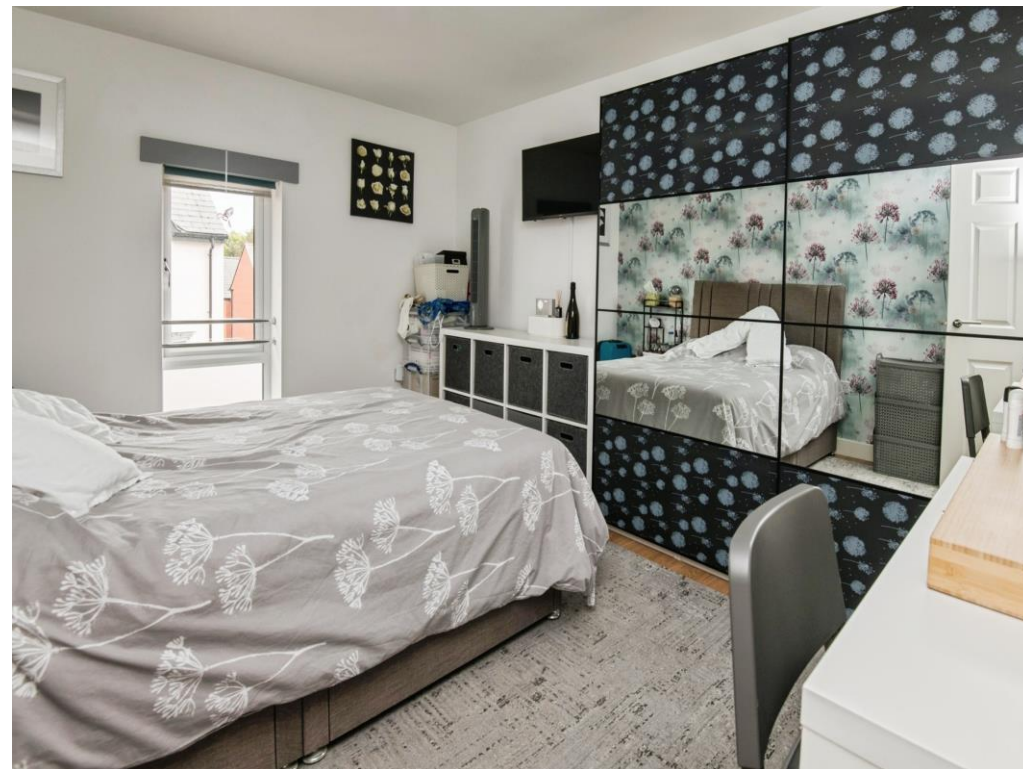
Double glazed obscured rear aspect window, bath with electric shower over, tiling, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

## Outside

Cycle store, bin store.

## Parking

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](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: B

Council Tax  
 Band: B

Service Charge:  
 1463.40

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316791](http://connells.co.uk/Property/EXR316791)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 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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