



**Connells**

Exeter Road  
Exmouth



Exeter Road  
Exmouth EX8 1QQ



## Property Description

*A 2 bedroom GROUND FLOOR APARTMENT located in the beautiful location of EXMOUTH within close distance of the lively town centre, amenities, transport links and beaches with 95 miles of stunning coastline, this home is amazing and has been completely refurbished to a high standard and ready to move into, needs to be seen to be appreciated. The kitchen/breakfast room is great for socialising with friends as has so much space. Outside there is a shared courtyard garden and an allocated parking space. NO CHAIN. The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge, kitchen/breakfast room, shower room/WC, 2 bedrooms and Jack and Jill bathroom.*

## Entrance Hall

Under stairs storage, wall mounted radiator.

## Living Room

15' 3" x 15' 2" into recess ( 4.65m x 4.62m into recess )

Double glazed front aspect bay window, spotlights, wall mounted radiator.

## Kitchen

15' 7" x 11' 4" ( 4.75m x 3.45m )

Double glazed side aspect sealed unit, double glazed door to side, wall and base units, quartz work surfaces, quartz island unit with wine rack, built-in fridge freezer, breakfast bar, double electric oven, electric hob with extractor over, stainless steel sink unit, spotlights, cupboard housing boiler.

## WC/Utility

Double glazed obscured rear aspect window, plumbing for washing machine, low level toilet, wash hand basin with cupboard below, tiling, heated towel rail.

## Bedroom 1

12' 5" x 12' 8" into recess ( 3.78m x 3.86m into recess )

Wall mounted radiator.

## Bedroom 2

12' 1" x 8' 5" ( 3.68m x 2.57m )

Double glazed side aspect window, spotlights, wall mounted radiator.

## Jack & Jill Shower Room

Double glazed obscured rear aspect sealed unit, double shower cubicle with mains shower, low level toilet, wash hand basin with cupboard below, tiling, mirror with touch lighting, spotlights, heated towel rail.

## Outside

Front gravelled garden. Rear garden with outside storage cupboard. Shared patio area all enclosed by walls. Parking space at rear.

## Agents Notes

There is a lease on Flat 2. The vendor of this flat is the freeholder.

Service charge is split 50/50 with Flat 2 when required.

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



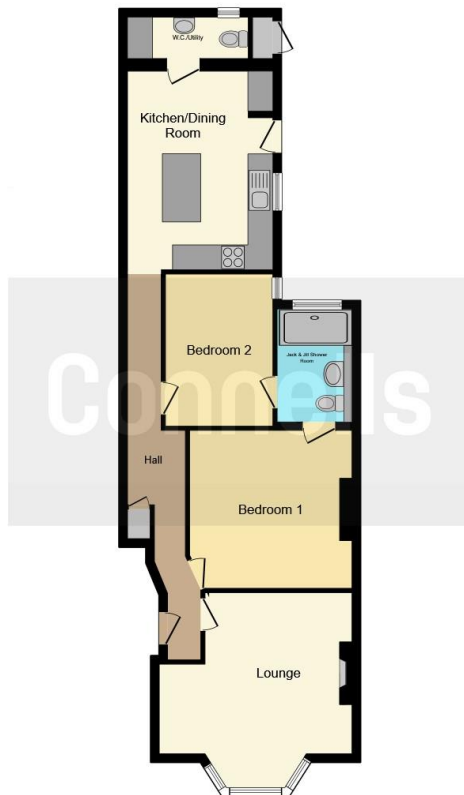












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: Council Tax  
 Awaited Band: B

Tenure: Freehold

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