



Connells

Lloyds Crescent
Exeter



Property Description

*A 2 double bedroom **SECOND FLOOR APARTMENT** located in the family area of **WHIPTON** ideal for access to local shops, transport links and amenities. The home has a great sized lounge/diner with access onto a balcony area. Outside there is a garden area which is low maintenance and ideal for enjoying the summer sunshine and outside brick built storage. The home is in immaculate condition and ready to move into. The accommodation comprises: Communal entrance porch, entrance hallway, lounge/diner, kitchen, 2 bedrooms and bathroom/WC.*

Agents Note

There is an easement on the title, please ask the branch for further details.

Communal Entrance Porch

Secure doors to front, stairs to second floor, storage area.

Entrance Hall

Double glazed obscured door to side, loft access, intercom system, two storage cupboards with shelving, laminate floor.

Lounge/ Diner

16' 8" x 11' 5" (5.08m x 3.48m)

Double glazed door to side, double glazed front aspect window, laminate floor, wall mounted balcony.

Kitchen

9' 9" x 7' 6" (2.97m x 2.29m)

Double glazed rear aspect window, wall and base units, work surfaces, stainless steel sink unit, space for fridge freezer, plumbing for washing machine, tiling, storage area with boiler, gas cooker point with extractor over, wall mounted radiator.

Bedroom 1

11' 4" x 11' 6" (3.45m x 3.51m)

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath with electric shower over, low level toilet, wash hand basin, spotlights, heated towel rail.

Outside

Artificial grass, gravelled areas, brick built storage shed.









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: C Council Tax
 Band: A

Service Charge: 807.60 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316953

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Aug 1990. 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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