





Property Description

Beautifully Presented FIRST FLOOR APARTMENT in the Heart of Exeter City Centre This home offers an exceptional opportunity to live in the very heart of Exeter, just moments from the city's shops, cafes, restaurants, and transport links. Finished to a high standard throughout, the property boasts a bright and welcoming living space, enhanced by a charming bay window to the front that fills the room with natural light. The high ceilings throughout the property enhance the feeling of space, and secondary glazing creates a calm interior in the heart of the city. The Howdens' modern fitted kitchen is sleek and practical, while the contemporary shower room has been thoughtfully designed for comfort and convenience. The Exeter city centre apartment also benefits from a useful additional secure storage area, helping to keep the home both organised and clutter-free. Perfect for first-time buyers and professionals, this property combines character features with modern finishes in an unbeatable location.

Entrance Porch

Lockable storage cupboard.

Entrance Hall

Intercom system.

Living/ Dining Room/ Kitchen

13' 4" x 16' 5" (4.06m x 5.00m)

Secondary glazed front aspect bay window, electric heaters, wall and base units, work surfaces, tiling, electric oven, electric hob with extractor over, space for fridge freezer, built-in washing machine and dish washer, sink unit, spotlights, extractor fan.

Shower Room

Shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, tiling, spotlights, extractor fan.

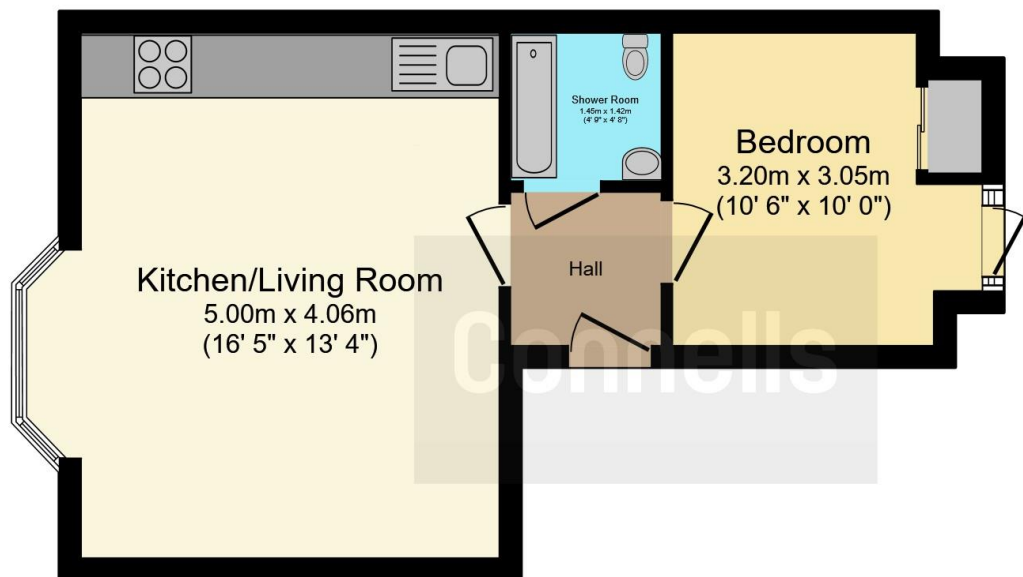
Bedroom

10' 6" into recess x 10' into door recess (3.20m into recess x 3.05m into door recess)
Double glazed obscured rear aspect door, double glazed rear aspect window, built-in wardrobes, shelving, spotlights, electric heater.

Agents Note

There is an easement on the title - please enquire with the agent.





Floor Plan



Storage Cupboard

Total floor area 35m² (376 sq.ft.) approx

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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316993

This is a Leasehold property with details as follows; Term of Lease 999 years from 23 Dec 2024. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR316993 - 0006

