



Connells

St Annes Well Mews Lower North Street
Exeter

St Annes Well Mews Lower North Street Exeter EX4 3ET



Property Description

A 2 bedroom SECOND FLOOR APARTMENT located in the heart of Exeter City Centre with access to all the shops, bars and restaurants it has to offer. You will find this home is a credit to the current seller as in immaculate condition and ready to move into. There are also sash windows, wooden flooring and feature fireplace. The home is perfect for a starter property or ideal for an investor as close to the college, university, train station and transport links. The property is also in a residents parking zone area. The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge/diner, kitchen, 2 bedrooms and shower room/WC.

Agents Note

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

Entrance Hall

Rear aspect door, wooden floor, wall mounted radiator.

Living Room/ Diner

15' 6" max x 16' 2" max (4.72m max x 4.93m max)

Two front aspect sash windows, wooden floor, fireplace, wall mounted radiator.

Kitchen

9' 7" x 7' 8" (2.92m x 2.34m)

Front aspect sash window, wall and base units, work surfaces, sink unit, plumbing for washing machine, pantry cupboard, space for fridge freezer, built-in dish washer, electric oven, electric hob with extractor over, boiler, tiling, tiled floor, wall mounted radiator.

Bedroom 1

11' 7" x 9' 7" (3.53m x 2.92m)

Two front aspect sash windows, built-in wardrobe, wall mounted radiator.

Bedroom 2

9' 8" x 12' 6" max (2.95m x 3.81m max)

Rear aspect sash window, shelves, wall mounted radiator.

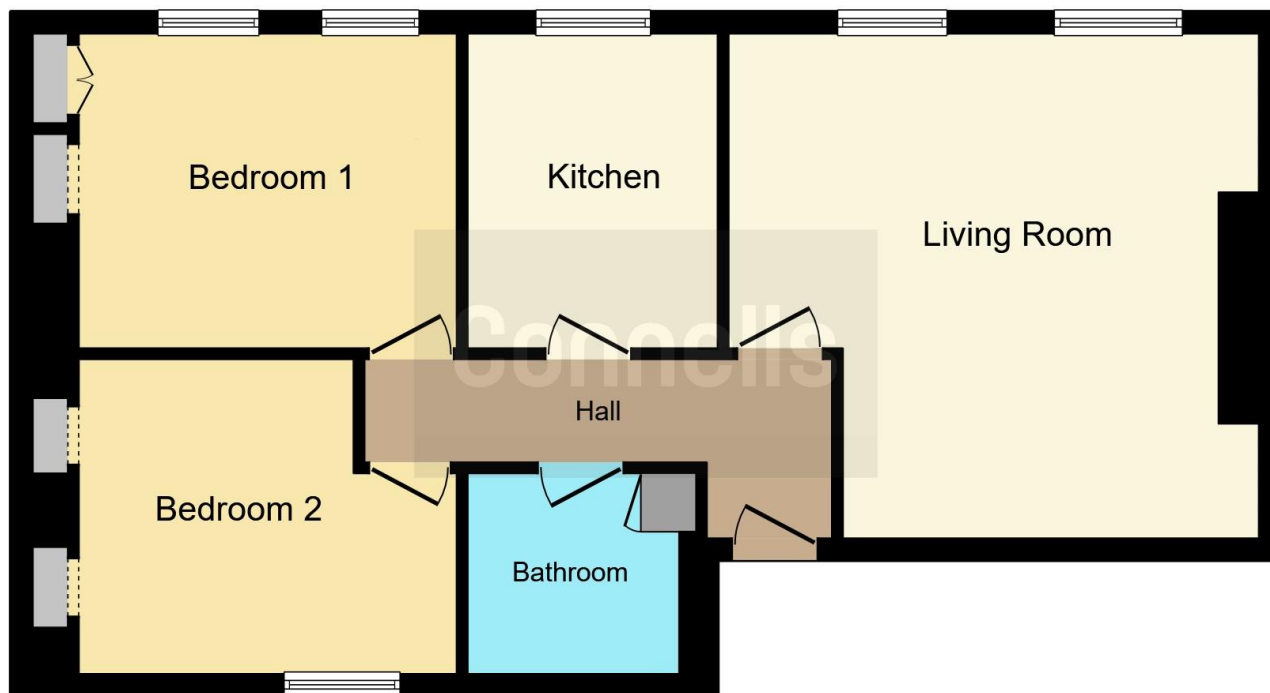
Shower Room

Rear aspect obscured sash window, double shower cubicle with mains shower, tiling, low level toilet, wash hand basin, airing cupboard with shelves, tiled floor, wall mounted radiator.

Parking

Two residents parking permits.





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: B

Service Charge: 93.27
 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316986

This is a Leasehold property with details as follows; Term of Lease 399 years from 24 Jun 1988. 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.

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