





Well Street  
Exeter EX4 6QL

for sale  
£180,000



## Property Description

*Welcome to this stylish two-bedroom top floor flat, featuring a contemporary interior that exudes comfort and elegance. The property includes convenient off-road parking, ensuring easy access. Residents can also enjoy the communal outside space, perfect for relaxation or social gatherings. This flat combines modern living with convenience, making it an excellent choice for those seeking a vibrant urban lifestyle. Don't miss the opportunity to make this charming flat your new home!*



## Entrance Hall

Four storage cupboards, wall mounted radiator.

## Living Room

14' 7" x 12' 2" ( 4.45m x 3.71m )

Double glazed front aspect window, wall mounted radiator.

## Kitchen

7' 7" x 8' 6" ( 2.31m x 2.59m )

Double glazed side aspect window, wall and base units, work surfaces, stainless steel sink unit, electric oven and hob with extractor over, boiler, plumbing for washing machine and dish washer.

## Bedroom 1

14' 7" x 6' 8" ( 4.45m x 2.03m )

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 2

14' 7" x 9' 1" ( 4.45m x 2.77m )

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

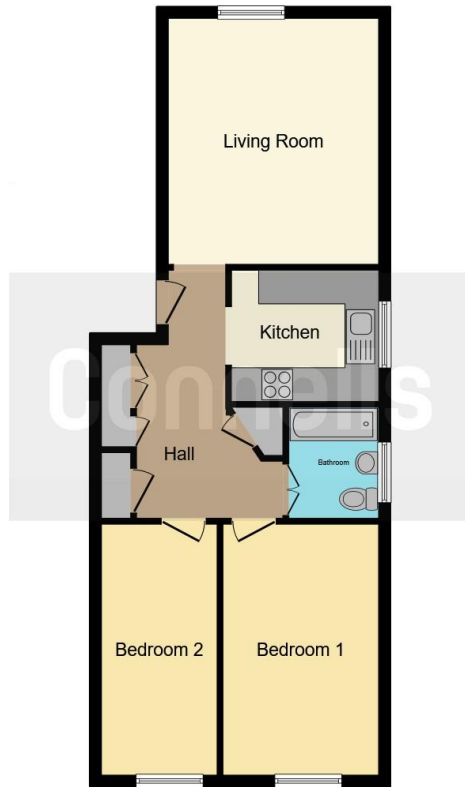
Double glazed side aspect window, bath, mains shower, low level toilet, wash hand basin, tiled, wall mounted radiator.

## Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.







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: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317071](http://connells.co.uk/Property/EXR317071)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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