



Connells

Basement Flat Richmond Road
Exeter

Basement Flat Richmond Road Exeter EX4 4JA



Property Description

A 2 bedroom + study area + potential for a 3rd bedroom. Grade 2 Listed MAISONETTE located in the heart of EXETER CITY CENTRE and close to the college and university, the home is a great size with versatile accommodation also with a recently fitted kitchen and it is ready to move into. The home is perfect for a first time buyer or an investor. Outside the home has its own garden space that is all enclosed and a lovely space to enjoy summer dining. The accommodation comprises:- Entrance hallway, study area, inner hallway, utility room, 2 bedrooms, lower ground floor, lounge and kitchen.

Ground Floor

Entrance Hall

Obscured door to front.

Study Area

9' 5" x 5' 5" (2.87m x 1.65m)
Shelving.

Inner Hallway

Airing cupboard.

Utility Room

9' 4" x 7' 3" (2.84m x 2.21m)
Rear aspect sash window, wall and base units, plumbing for washing machine, space for further appliance, electric cooker point, stainless steel sink unit.

Bedroom 1

15' 3" into recess x 10' 3" (4.65m into recess x 3.12m)
Front aspect sash window, fireplace.

Bedroom 2

9' 6" x 9' 9" exc recess (2.90m x 2.97m exc recess)
Rear aspect sash window.

Bathroom

Bath, low level toilet, wash hand basin, tiling, extractor fan, heated towel rail.

Lower Ground Floor

Living Room

15' 5" x 8' 9" (4.70m x 2.67m)
Rear aspect sash windows, rear aspect door, large walk-in storage cupboard with light, under floor heating.

Kitchen

10' 3" x 8' 9" max (3.12m x 2.67m max)
Wall and base units, work surfaces, breakfast bar, under floor heating, sink unit, double electric oven, electric hob with extractor over, walk-in larder with cupboards, wine racks, built-in dish washer.

Rear Garden

Pond, yew tree, paved areas, mostly enclosed by walls.

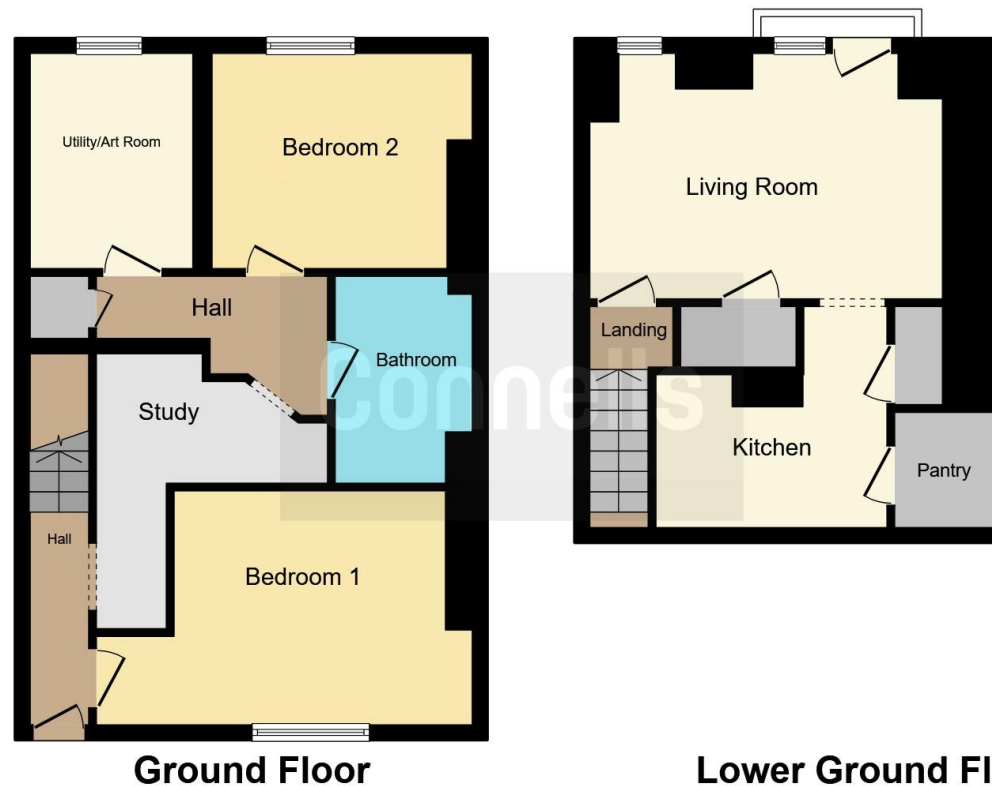
Agents Notes

This property is being sold with a 1/5 share of the Freehold.
There is an easement on the title, please enquire with the branch.
This property is in a Conservation Area.









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: F Council Tax
 Band: A

Service Charge: 720.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317053

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1987. 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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