



**Connells**

Hacombe Close  
Exeter



Haccombe Close  
Exeter EX4 1SA

for sale    guide price  
**£130,000**



## Property Description

**GUIDE PRICE £130,000 - £140,000** A large **STUDIO GROUND FLOOR APARTMENT** with open views, located in the **REDHILLS** location of Exeter close to local shops, amenities and transport links, it is ready to move into ideal for a first time buyer or investor. Outside the home has its own garden, a good space for enjoying summer evenings, plus communal gardens and your own brick built store. The accommodation comprises:- **Entrance hallway, lounge/bedroom, kitchen and bathroom/WC.**



## Entrance Hall

Storage cupboard, wall mounted radiator.

## Living Room/ Bedroom

13' 4" x 16' into recess ( 4.06m x 4.88m into recess )

Double glazed front aspect window and door, fireplace with gas fire, shelving, wall mounted radiator, cupboard with shelving, sleeping area partitioned off (2.34m x 2.42m/7'7 x 7'9).

## Bathroom

Double glazed obscured front aspect window, bath with electric shower over, low level toilet, wash hand basin, tiling, tiled floor, wall mounted radiator.

## Kitchen

7' 8" x 5' 7" ( 2.34m x 1.70m )

Double glazed front aspect window, wall and base units, work surfaces, tiling, gas cooker point, stainless steel sink unit, storage cupboard, plumbing for washing machine, space for fridge.

## Outside

Communal gardens and drying area. Area of lawn with trees and shrubs.

## Brick-Built Store

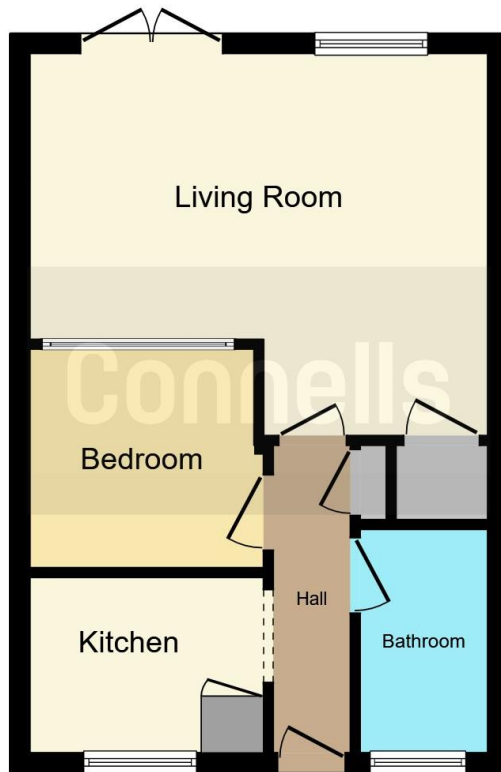
4' 9" x 8' 2" ( 1.45m x 2.49m )

## Agents Note

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







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)



To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C Council Tax  
 Band: A

Service Charge: 600.00 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317116](http://connells.co.uk/Property/EXR317116)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Sep 1992. 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.

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