





Property Description

Immaculate Two Bedroom FIRST FLOOR APARTMENT, set within a secure gated development, this beautifully presented first floor apartment offers spacious and modern living in a highly convenient location close to both Polsloe Bridge and Pinhoe.

The property features two generous double bedrooms, a bright and airy open-plan living space, and a modern, sleek fitted kitchen with contemporary finishes. The upgraded bathroom has been stylishly designed to a high standard, adding a real touch of luxury. A highly practical walk-in storage cupboard further enhances the functionality of the home.

Outside, the property enjoys the advantage of an allocated parking space within the gated grounds, providing both security and convenience.

Agents Notes

There is an easement on the title, please enquire with the branch,
The property is being sold with a share of the freehold.

Communal Entrance Hall

Stairs to first floor, walk in storage cupboard...

Walk-In Storage Cupboard

With light.

Entrance Hallway

Door to side, intercom system, loft access, wall mounted radiator.

Living Room/ Kitchen

16' 7" x 12' 3" (5.05m x 3.73m)

Two double glazed front aspect windows, wall mounted radiator.

Wall and base units, work surfaces, built-in fridge freezer, electric oven, gas hob with extractor over, plumbing for washing machine, 1 1/2 bowl stainless steel sink unit, boiler, tiling, spotlights.

Bedroom 1

11' 3" into door recess x 9' 1" (3.43m into door recess x 2.77m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

11' 3" x 7' 3" (3.43m x 2.21m)

Double glazed rear aspect window, built-in mirrored wardrobes, cupboards and shelving, wall mounted radiator.

Bathroom

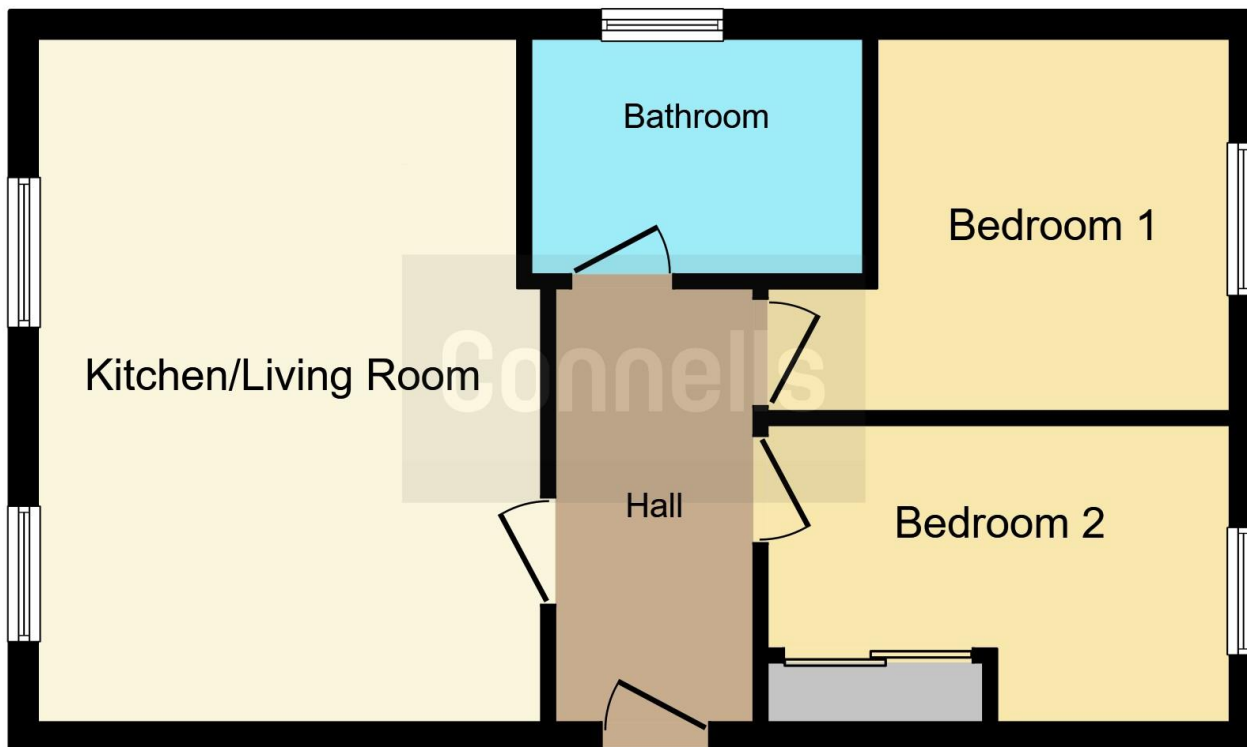
8' 1" x 5' 7" (2.46m x 1.70m)

Double glazed obscured side aspect window, bath with mains shower, tiling, low level toilet, wash hand basin with cupboard below, extractor fan, heated towel rail.

Outside

Secure gated electric entrance system, communal lawned area, bin store, bike store, 1 allocated parking space.





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: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317142

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009. 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: EXR317142 - 0002

