



Exwick House Exwick Court Exeter EX4 2RE



Property Description

This Impressive Grade II listed property located in conservation area in Exwick has two double bedrooms, a main bathroom, open plan lounge/diner and kitchen area. Outside is a GARAGE, private parking and communal gardens. The property features high ceilings and tall skirting's. Whilst being walking distance from the Quay, St David's train station and the Exeter city this property also has easy access routes to the A30 and A377. The home is immaculate and ready to move into! The accommodation comprises:- Communal entrance porch, WC, open plan lounge/diner Kitchen, 2 DOUBLE bedrooms and a family bathroom.

Entrance Hall

Lounge/ Kitchen

18' 8" x 20' 4" (5.69m x 6.20m)

Open plan kitchen, dining and living space. Light floods into this space through dual aspect sash windows. The kitchen comprises of a range of matching wall and base units with complimentary worktops above. Wall mounted boiler. Space for appliances. Stainless steel sink and drainer. Extractor hood. Two radiators.

Bedroom 1

11' 6" x 13' 5" (3.51m x 4.09m)

Double glazed window to the rear elevation. Radiator.

Bedroom 2

11' 7" x 9' 8" (3.53m x 2.95m)

Double glazed window to the rear elevation. Radiator.

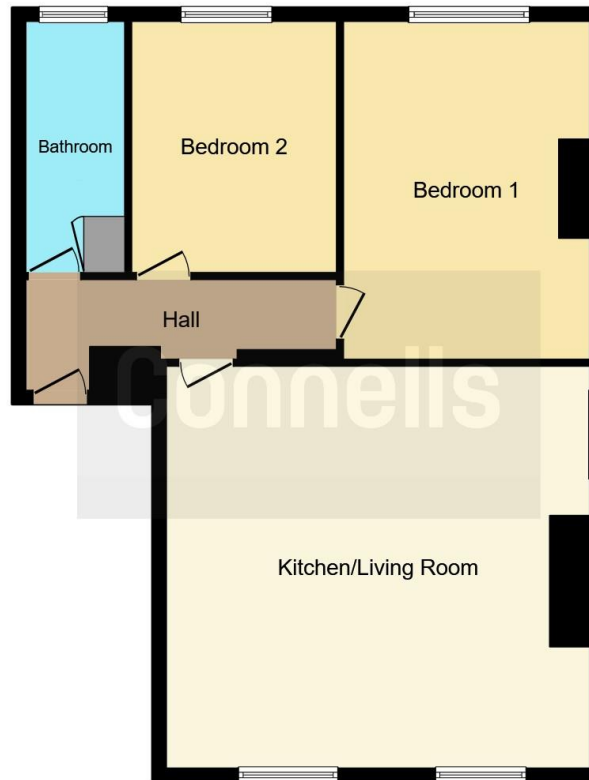
Bathroom

Bath with electric shower above, low level w.c and a pedestal sink. Heated towel rail. Obscure window to the rear elevation.









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: C

Council Tax
 Band: B

Service Charge: 720.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317176

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 1984. 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.

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: EXR317176 - 0002