



Connells

Kinnerton Way
Exeter



Property Description

A 2 double bedroom (1 en-suite) PURPOSE BUILT FIRST FLOOR APARTMENT located in the EXWICK area of Exeter, perfect for easy access to Exeter St Davids, university and City Centre. The home has a large lounge/diner perfect for entertaining. Outside there is driveway parking to a GARAGE. NO CHAIN! The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge, kitchen, 2 bedrooms, en-suite and bathroom/WC.

Entrance Hall

Door to side, intercom system, airing cupboard with shelves, electric heater.

Living Room

17' 8" x 12' 2" (5.38m x 3.71m)

Double glazed front aspect window, double glazed rear aspect window, electric heater.

Kitchen

10' 3" x 6' 2" (3.12m x 1.88m)

Double glazed front aspect window, wall and base units, work surfaces, electric oven, electric hob with extractor over, space for fridge freezer, plumbing for washing machine, 1 1/2 bowl stainless steel sink unit, tiling.

Bedroom 1

16' 3" max to front of cupboard x 9' 5" (4.95m max to front of cupboard x 2.87m)

Double glazed front aspect window, double glazed side aspect window, cupboard with shelving, electric heater.

En Suite

Double glazed obscured front aspect window, shower cubicle with mains shower, low level toilet, wash hand basin with cupboard below. tiling, extractor fan.

Bedroom 2

12' 9" x 8' (3.89m x 2.44m)

Double glazed side aspect window, electric heater.

Bathroom

Double glazed obscured side aspect window, bath with shower attachment, low level toilet, wash hand basin with cupboard below, shelving, extractor fan.

Outside

Driveway parking. Garage (not inspected).

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

To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: B

Service Charge: 600.00 Ground Rent:
 108.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317245

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. 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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