



Connells

Ladysmith Road
Exeter



Property Description

A 1 bedroom GROUND FLOOR APARTMENT located in the sought after area of HEAVITREE within walking distance of the local shops, cafes, bars, restaurants, transport links and Heavitree Park - a great location as all amenities are so close. The property is immaculate and ready for a first time buyer. Outside there are shared GARDEN AREAS to enjoy and also an ALLOCATED PARKING SPACE. NO CHAIN. The accommodation comprises:- Entrance hallway, lounge/kitchen, bedroom and shower room/WC.

Agents Notes

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

This property is being sold with a share of Freehold.

Maintenance charges are shared with one other property.

Entrance Hall

Double glazed obscured door to side, double glazed side aspect window, wall mounted radiator.

Living Room/ Kitchen

17' 5" x 13' 10" max into window (5.31m x 4.22m max into window)

Double glazed front and side aspect window, wall and base units, work surfaces, electric oven, electric hob with extractor over, built-in fridge freezer, plumbing for washing machine, 1 1/2 bowl stainless steel sink unit, cupboard housing boiler, wall mounted radiator.

Shower Room/ WC

Shower cubicle with mains shower, low level toilet, wash hand basin, tiled floor, spotlights, extractor fan, heated towel rail.

Bedroom

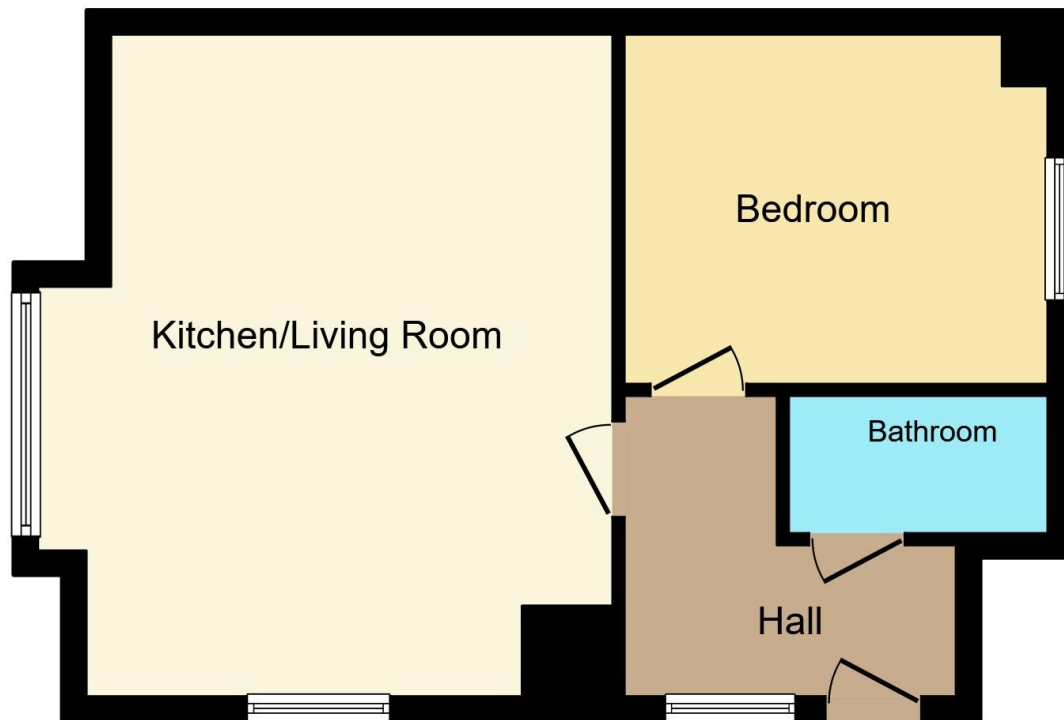
11' 7" x 9' 7" (3.53m x 2.92m)

Double glazed rear aspect window, wall mounted radiator.

Outside

Communal gravelled garden area to front and rear, bin store, allocated parking space..





Total floor area 43.8 m² (471 sq.ft.) approx

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.propertybox.io

Connells



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:
Awaited

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317267

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2015. 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.

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