

**ON HOLD**



**Archibald Road, Exeter**  
**Asking Price Of £175,000**

**MARTIN&CO**



## Archibald Road, Exeter

1 Bedroom, 1 Bathroom

Asking Price Of £175,000

- Top floor apartment
- Double Bedroom
- Open plan Lounge / Kitchen
- Modern Bathroom
- Gas Central Heating

We are pleased to offer this top floor one bedroom flat in excellent condition close to the city centre. One of three in a converted house in St Leonards, the property has modern open plan living to the Lounge and Kitchen. There is a modern bathroom with a shower and a double bedroom with city views to the rear.

Archibald Road is conveniently located in the St Leonards area of Exeter. It's location means the property is within easy reach of the city centre and it's many amenities. Exeter has great communication links via the railway stations, the M5 and the bus network. The city has a flourishing University and many employment opportunities at the Hospital and the Met office.







%epcGraph\_c\_1\_544%



---

## Martin & Co Exeter

68 South Street • • Exeter • EX1 1EE

T: • E:

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.