

HUNTERS®

HERE TO GET *you* THERE



17, Acland House, Verney Street

Exeter, EX1 2FE

Asking Price £137,500



Council Tax: A



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Communal entrance

From the main door of the building, proceed via the stairs or lift to the second floor where you will find the property front door.

Hallway

Doors to the shower room, bedroom and Sitting room/dining room/ kitchen, door to a storage cupboard.

Sitting room/dining room/kitchen

21'4" x 11'0" (6.52m x 3.37m)

Double doors to a Juliet balcony, lounge area, space for a dining table, kitchen area, low and high level cupboards, built in induction hob, oven and extractor fan, built in fridge freezer, one and a half bowl sink and drainer, radiator.

Shower room

6'8" x 6'3" (2.04m x 1.91m)

Large walk in shower, low level WC, hand basin.

Bedroom

17'7" x 8'4" (5.38m x 2.55m)

Window to the rear aspect, built in wardrobes, radiator.

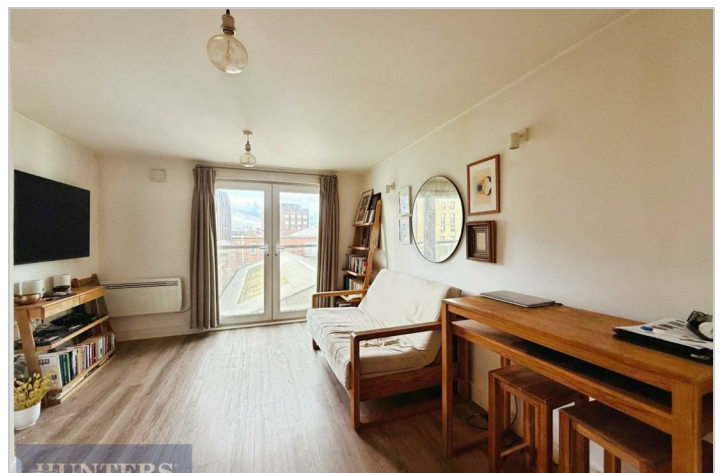
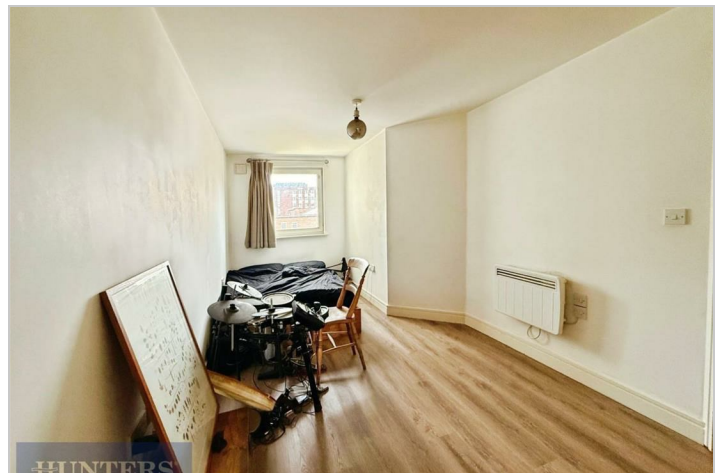
- Walking distance to the city centre
- Good transport links
- New bathroom
- Modern kitchen
- Close to local amenities
- Neutral throughout
- New floors throughout
- Close to the university

Nestled in the heart of Exeter, Verney Street presents a charming apartment that is perfect for those seeking a comfortable and convenient living space. This delightful property features one well-proportioned reception room, ideal for relaxation or entertaining guests. The bedroom offers a peaceful retreat, providing a serene atmosphere for restful nights.

The apartment also includes a modern bathroom, designed with functionality in mind, ensuring your daily routines are both efficient and enjoyable.

Exeter is renowned for its rich history and vibrant culture, making this location particularly appealing. Residents will benefit from easy access to local amenities, including shops, cafes, and parks, all within a short stroll. The excellent transport links further enhance the appeal, allowing for effortless commutes and exploration of the surrounding areas.

This apartment is an excellent opportunity for first-time buyers, professionals, or those looking to downsize. With its prime location and well-designed living spaces, it promises a delightful lifestyle in one of the South West's most sought-after cities. Do not miss the chance to make this charming apartment your new home.



Road Map



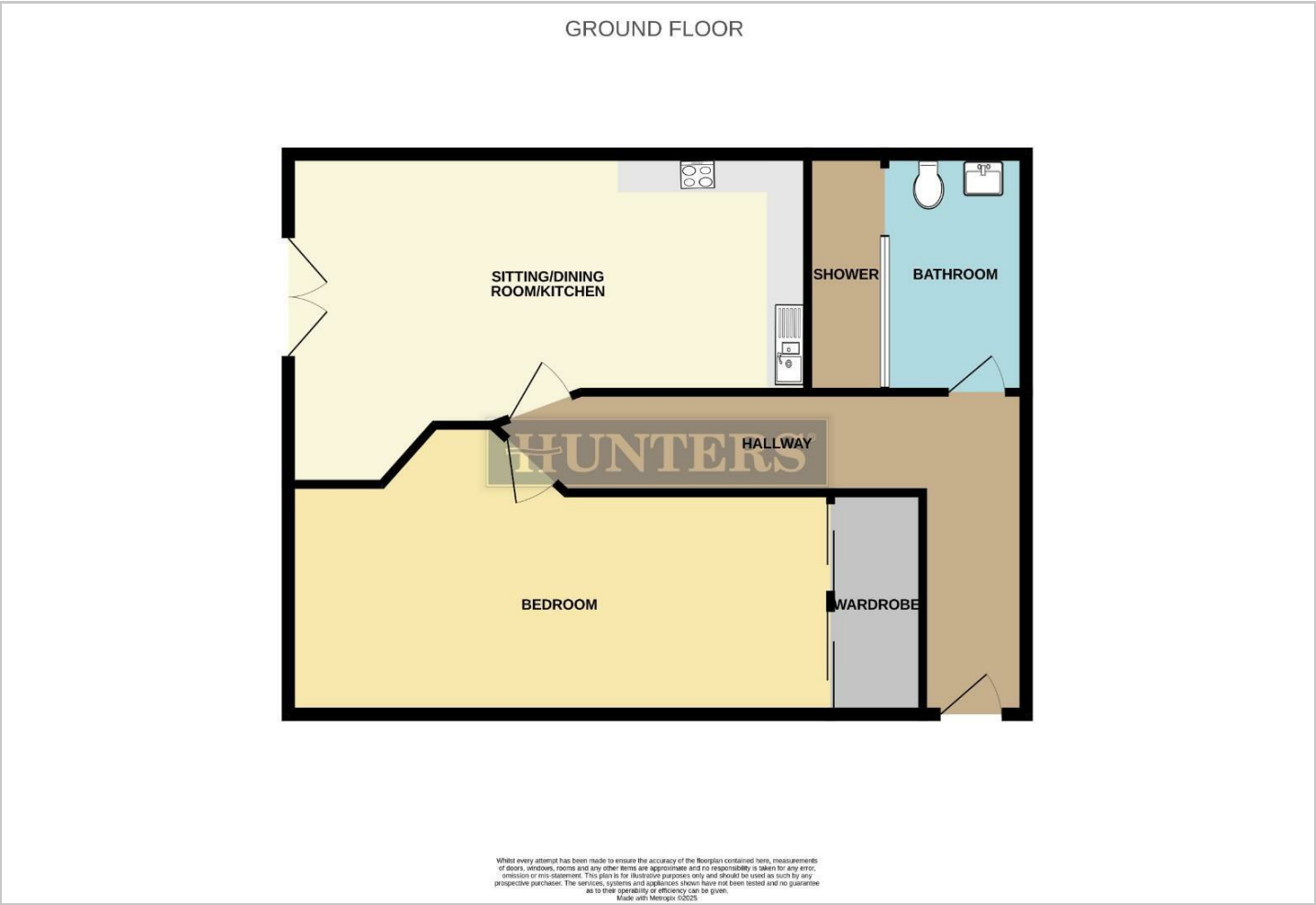
Hybrid Map



Terrain Map



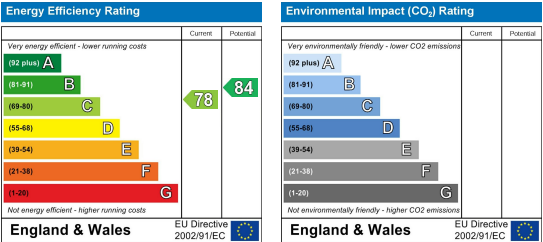
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.