



Connells

Topsham Road
Exeter

Topsham Road
Exeter EX2 6EN

for sale guide price
£180,000



Property Description

GUIDE £180,000 - £200,000

A superb opportunity to acquire this beautifully presented ground floor apartment, finished to an excellent standard throughout and benefitting from private off-road parking and its own garden space. The property is accessed via a private entrance hall leading into a bright and spacious living/dining room, enhanced by a large bay front window allowing an abundance of natural light to fill the space. This welcoming room provides ample space for both relaxation and entertaining. The modern kitchen is well-appointed with a range of wall and base units, work surfaces, stainless steel sink and drainer, electric oven, gas hob and a full suite of integrated appliances including fridge freezer, dishwasher and washing machine. There are two generously sized double bedrooms positioned to the rear of the property, both featuring double glazed windows and wall-mounted radiators, with the principal bedroom also benefitting from a fitted wardrobe. The contemporary bathroom comprises a modern suite including a bath with shower over, low level WC and wash hand basin with built-in storage drawer. Externally, the property enjoys a private front garden along with both front and rear access, offering additional convenience and flexibility.

Ideally situated with excellent transport links into the City Centre and to the Royal Devon & Exeter Hospital (RD&E), the property is also within close proximity to Ludwell Valley Park and provides easy access to Exeter Quayside.

Entrance Hall

Living/ Dining Room

Double glazed front aspect bay window, wall-mounted TV unit/storage, wall mounted radiator..

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, stainless steel sink/drainer, electric oven, gas hob with extractor over, built in fridge freezer and dish washer.

Bedroom 1

Double glazed rear aspect window, fitted wardrobes, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Modern bathroom suite comprising panelled bath with glass screen, rainfall mains shower, low level toilet, wash hand basin + storage, wall mounted radiator.

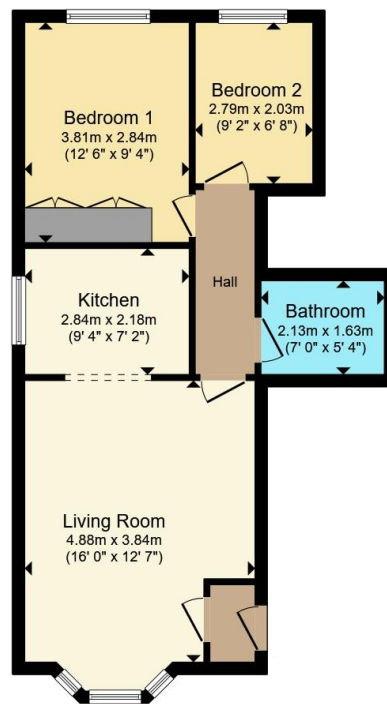
Outside

Communal patio area with step to road and side gate to parking. 1 private parking space.









Floor Plan

Total floor area 51.2 m² (552 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



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:
 1000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317583

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1979. 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.

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