



**Connells**

Allhallows Court  
Exeter



## Property Description

**OFFERS IN EXCESS of £200,000**

***A 2 bedroom Masionette located in a conservation area in the heart of the City Centre within walking distance of all the shops, cafes, bars, and transport links including train stations. The home is spacious with large lounge/diner and also set around a park/green area with plenty of seating areas and offers double glazing throughout, gas heating to radiators, plenty of storage space and off-road parking. The accommodation comprises:- Entrance hallway, lounge/diner, kitchen, first floor landing, 2 bedrooms and shower room/WC.***



## Agents Note

The vendor has advised us that the property comes with solar panels which are owned outright - 10 year solar fit income in excess of £800 per annum.

## Entrance Hall

Double glazed front aspect obscured door, storage cupboard.

## Living Room

Double glazed front and rear aspect window, storage cupboard, wall mounted radiator.

## Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, stainless steel sink unit, tiling, plumbing for washing machine, boiler, electric oven, gas hob with extractor over, storage area with shelving.

## Landing

Loft access, storage cupboard, airing cupboard with shelving, wall mounted radiator.

## Bedroom 1

Two double glazed front aspect windows, storage cupboard, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Shower Room

Double glazed obscured rear aspect window, shower cubicle, wash hand basin, heated towel rail.

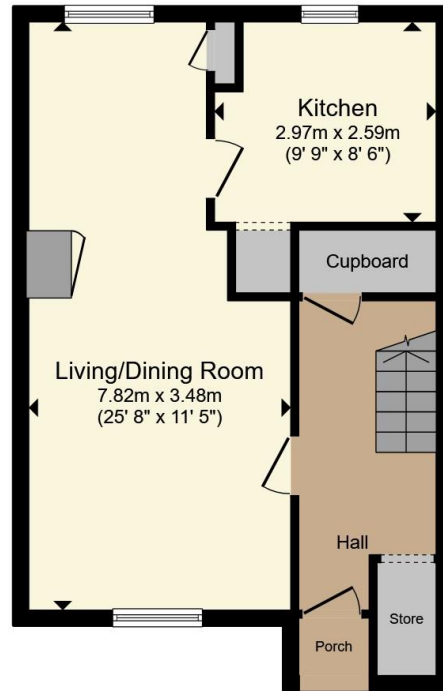
## Separate WC

Double glazed obscured rear aspect window, low level toilet.

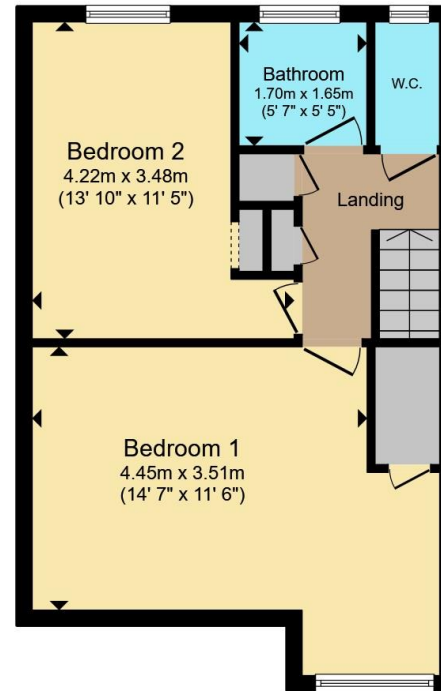








**Ground Floor**



**First Floor**

Total floor area 87.8 m<sup>2</sup> (945 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C Council Tax Band: C

Service Charge: 456.00 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317014](http://connells.co.uk/Property/EXR317014)**

This is a Leasehold property with details as follows; Term of Lease 126 years from 05 Jan 1987. 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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Property Ref: EXR317014 - 0005