



Connells

Beaufort Road  
Exeter





### Property Description

GUIDE PRICE £150,000 - £160,000 - CASH BUYERS - This well-presented residence comes with a PRIVATE front entrance, inside entrance hall way with two DOUBLE bedrooms, with a large living room with feature fireplace, with a good sized kitchen/dining room with a family bathroom. to the rear of the property there is a PRIVATE ENCLOSED rear garden with side access. Located in St Thomas, this property offers a wealth of benefits which is perfect for both a FIRST TIME BUYER but also to INVESTORS, with a great location to local schools but also to popular local shops like MARKS & SPENCERS & BOOTS. Also being walking distance to RIVERSIDE LEISURE CENTRE and only a short distance from popular Exeter locations such as QUAYSIDE & EXETER CITY CENTRE.

### Entrance Hall

Double glazed obscured door to front.

### Living Room

14' 5" x 10' 10" into recess ( 4.39m x 3.30m into recess )

### Kitchen

9' 7" max x 6' 5" max ( 2.92m max x 1.96m max )

Irregular shaped kitchen with wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine, boiler, gas cooker point with extractor over, wall mounted radiator.

### Dining Area

10' 9" x 7' 7" ( 3.28m x 2.31m )

Double glazed rear aspect window, tiled floor, double glazed door to rear, wall mounted radiator.

### Bedroom 1

12' into recess x 10' 5" ( 3.66m into recess x 3.17m )

Double glazed front aspect window, picture rail, wall mounted radiator.

### Bedroom 2

11' 1" max x 7' ( 3.38m max x 2.13m )

Double glazed front aspect window, picture rail, wall mounted radiator.

### Shower Room

Shower cubicle with mains shower, low level toilet, wash hand basin with cupboard below, tiling, tiled floor, extractor fan, wall mounted radiator.

## Rear Garden

Paved area enclosed by fencing and walls.  
Gate to side access.

## Agent's Notes

The term of the lease is 99 years from 4 June 1982, which means there are currently 43 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries. The vendor has advised that the Freehold can be purchased for £16,000.

There is an easement on the title, please enquire with the branch for further details.



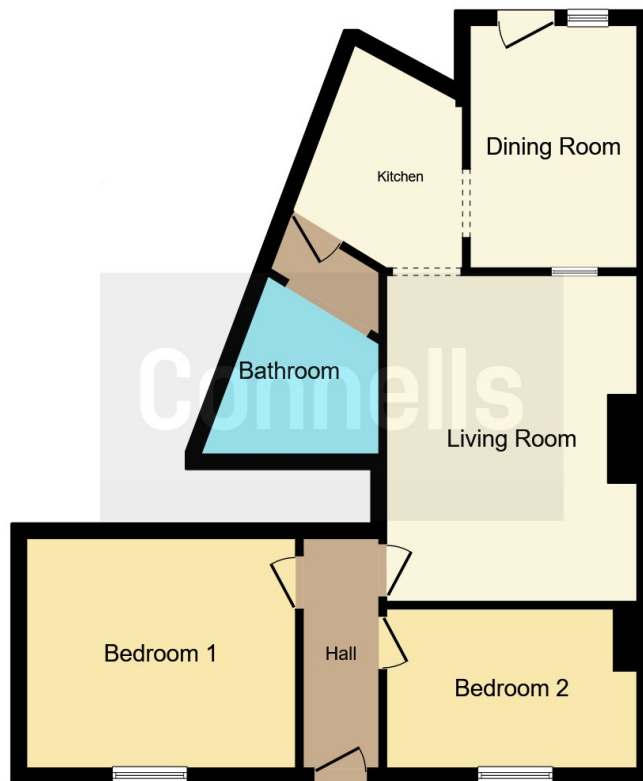












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317445](http://connells.co.uk/Property/EXR317445)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Jun 1982. 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.

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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