



Connells

St Edmonds Court Tudor Street
Exeter



Property Description

GUIDE PRICE £250,000-£260,000

A well-presented first floor apartment, offering a spacious layout with two double bedrooms (one with en-suite), a family bathroom and large open plan reception area. Positioned a few minutes from the City Centre high street, this is a great investment or first home. The building offers a secure locked communal entrance with stairs rising to the first floor. The main entrance opens to a hallway providing access to all rooms. To the rear, there are two double bedrooms both with fitted storage space. The family bathroom offers a panelled bath with shower over, WC and wash basin. To the front there is a large open plan reception area with fitted kitchen opening to the living/dining space. A large feature bay window is positioned at the front offer ample natural light throughout. The property is offered Chain Free.

Communal Entrance Hall

Buzzer door entry to communal hall with stairs to First Floor.

Living/Kitchen/Diner

20' 9" max x 19' 5" max (6.32m max x 5.92m max)

Double glazed front aspect windows, laminate wood flooring throughout, wall mounted radiator.

Kitchen Area

Range of beech laminated wood wall and base units, work surfaces, sink unit, integrated dish washer, integrated fridge freezer, washer dryer, electric oven and gas hob.

Bedroom 1

11' 10" max x 10' 9" max (3.61m max x 3.28m max)

Double glazed rear aspect window, fitted wardrobe with mirrored sliding doors, wall mounted radiator.

En Suite

Walk-in shower, low level toilet, wash hand basin.

Bedroom 2

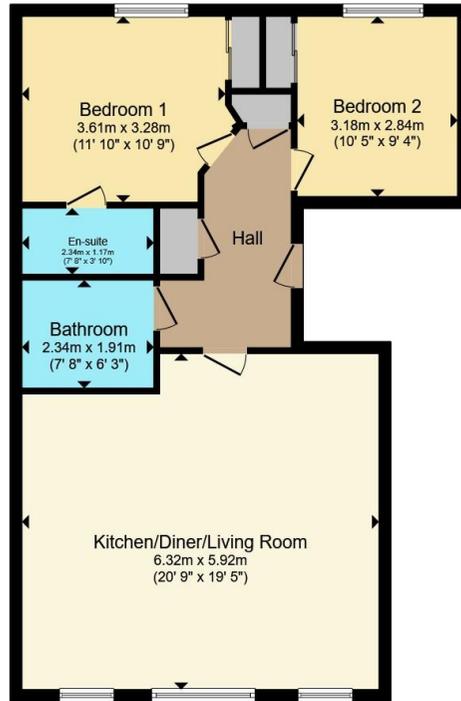
10' 5" max x 9' 4" max (3.17m max x 2.84m max)

Double glazed rear aspect window, sliding mirrored door wardrobes, wall mounted radiator.

Bathroom

Bath with shower over, low level toilet, wash hand basin.





Floor Plan

Total floor area 75.1 m² (808 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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: B Council Tax
Band: D

Service Charge:
1699.56

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317556

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317556 - 0003