



Connells

Ellacott Road
Matford Exeter



Property Description

Situated within the sought-after Haldon Reach development on the edge of Exeter, this beautifully presented ground floor apartment offers modern and spacious accommodation ideal for first-time buyers, professionals, or investors alike.

The property comprises two generous double bedrooms, a contemporary bathroom, and an impressive open plan kitchen and living area forming the heart of the home. The kitchen is fitted with a modern range of wall and base units, providing ample storage and workspace, while a breakfast bar creates a sociable divide between the kitchen and living areas.

Large front-facing windows allow an abundance of natural light to flood the space, creating a bright and welcoming atmosphere throughout. The open plan layout provides plenty of room for both comfortable seating and dining, making it ideal for modern living and entertaining.

Both bedrooms are well-proportioned double rooms, while the bathroom is finished in a contemporary style and presented to a high standard.

Externally, the property benefits from an allocated private parking space, adding further convenience to this attractive home.

Combining modern design, spacious accommodation and a desirable location on the edge of Exeter, this superb apartment represents an excellent opportunity for a wide range of buyers.

Agents Note

This property is still under NHBC warranty.

Communal Entrance Hall

Buzz door communal entrance.

Entrance Hall

Storage cupboard, wall mounted radiator, doors to all rooms.

Living Room

Open plan room with large double glazed front aspect window, wall mounted radiator.

Kitchen

Double glazed front aspect window, wall and base units, work surfaces, oven, gas hob and extractor over, space for washing machine and fridge freezer, sink unit, breakfast bar.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

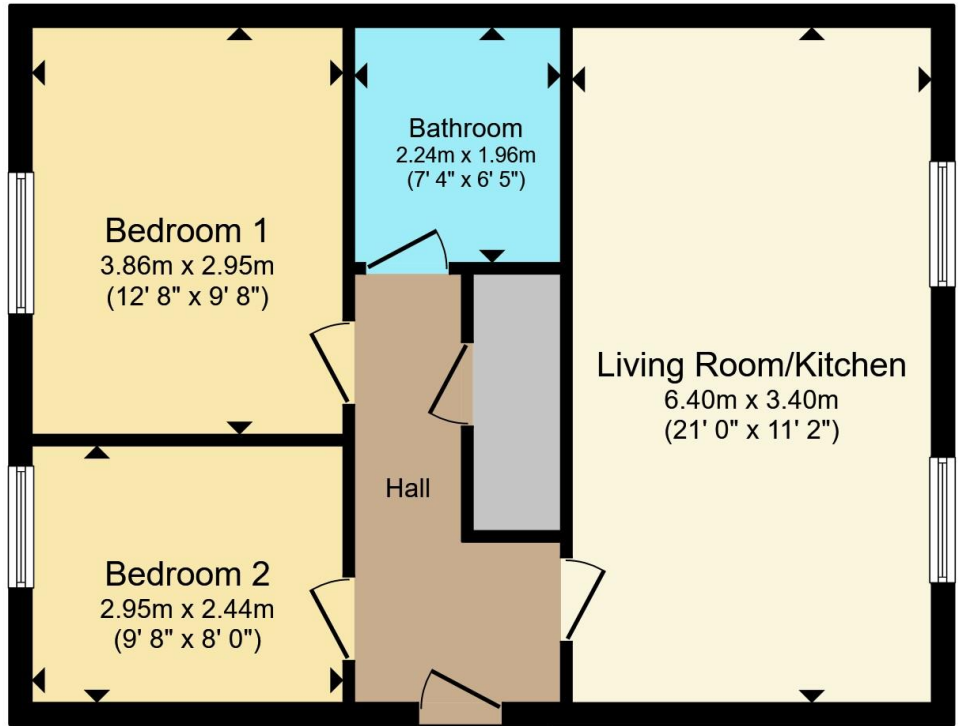
Shower Room

Walk-in mains shower, low level toilet, wash hand basin, extractor fan,

Parking

Allocated private parking space in car park to rear.





Total floor area 54.4 m² (586 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: B

Council Tax
Band: B

Service Charge:
1300.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/EXR317913](https://www.connells.co.uk/Property/EXR317913)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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