



Connells

Montpelier Court St. Davids Hill
Exeter



Property Description

Situated within the popular Montpellier Court retirement development, this spacious one bedroom apartment offers comfortable and independent living for the over 55s, conveniently located within walking distance of Exeter city centre and its wide range of amenities.

The apartment comprises a generous double bedroom complete with fitted wardrobes, a well-presented bathroom, and a spacious lounge/dining room providing plenty of room for both relaxing and entertaining. A Juliette balcony enjoys an elevated outlook across parts of Exeter and towards the distant countryside, allowing an abundance of natural light into the living space. The kitchen is positioned directly off the lounge and offers a practical layout with ample storage and worktop space. A large storage cupboard accessed from the hallway provides valuable additional storage.

Montpellier Court offers an excellent range of communal facilities designed to enhance residents' lifestyles, including a laundry room and a welcoming communal lounge. Residents regularly enjoy organised social activities, games evenings, and takeaway nights, creating a friendly and supportive community atmosphere. Further benefits include access to a communal residents' car park, providing convenient parking for homeowners and visitors. There is also a delightful communal garden area tucked away within the development, offering a peaceful space to sit out, relax, and enjoy the surroundings.

Entrance Hall

Storage/airing cupboard.

Living Room

Double glazed rear aspect window, Juliette balcony, wall mounted radiator.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, sink unit, over, hob and extractor over, under counter fridge and freezer.

Bedroom 1

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

Bathroom

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

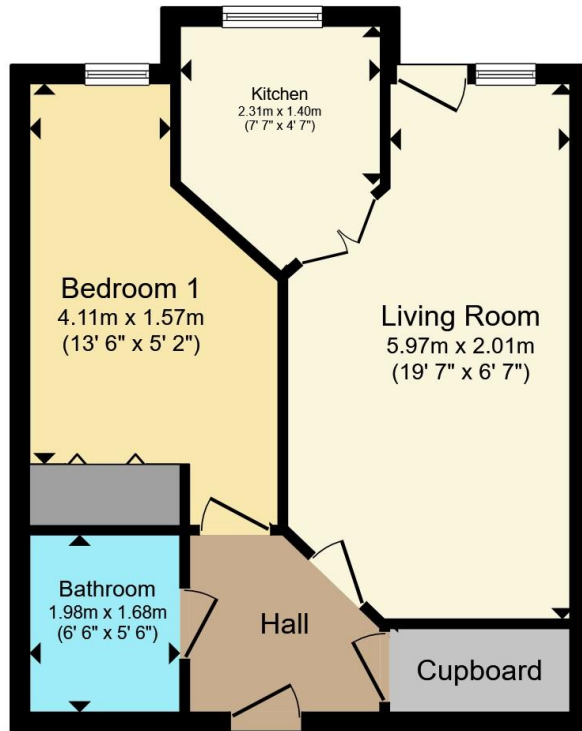
Parking

Allocated parking space + visitor parking.

Agents Note

There is a restriction regarding running a business from the property.





Total floor area 43.5 m² (469 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

Connells



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:
 3848.00

Ground Rent:
 615.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317886

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1998. 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.

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