





Beacon Lane  
Exeter EX4 8LU

for sale guide price  
**£170,000**



## Property Description

**GUIDE PRICE £170,000 - £180,000**

***A 2 bedroom GROUND FLOOR FLAT located in Beacon Heath, close to transport links, local shops and supermarkets. Outside there is a front lawned garden and rear enclosed lawned garden. NO CHAIN! The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge/diner, kitchen, 2 bedrooms and bathroom/WC.***



## Agents Note

There is an easement on the title, please enquire with the agent.

## Communal Entrance Hall

Double doors to front.

## Entrance Hall

Double glazed obscured door to side, storage cupboard with shelving, intercom system, further storage cupboard with shelving, wall mounted radiator.

## Living Room

Double glazed front aspect window, wall mounted radiator.

## Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, plumbing for washing machine, double gas oven, gas hob with extractor over, space for fridge freezer, tiling.

## Bedroom 1

Double glazed front aspect window, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, boiler, wall mounted radiator.

## Wet Room

Double glazed obscured rear aspect window, electric shower, wash hand basin, tiling, wall mounted radiator.

## Separate WC

Double glazed obscured rear aspect window, low level toilet.

## Front Garden

Lawn and trees.

## Rear Garden

Brick-built store, further brick-built storage, patio, lawned area, all enclosed by walls, outside tap, gate to side.



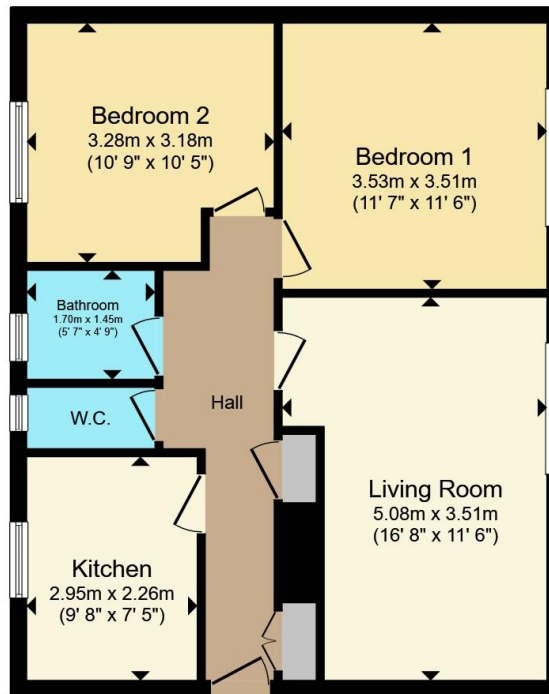












**Floor Plan**

Total floor area 59.9 m<sup>2</sup> (645 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)



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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge: 486.36 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317338](http://connells.co.uk/Property/EXR317338)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 1989. 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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