



Connells

Flat 2 Richmond Road
Exeter



Property Description

GUIDE PRICE £190,000 - £200,000

Situated in the heart of Exeter City Centre, this charming two-bedroom ground floor flat forms part of an attractive Grade II listed building, combining character features with the convenience of city living.

The property offers well-proportioned accommodation, with a welcoming living kitchen space and two bedrooms, making it perfectly suited to a first-time buyer or as a ready-made investment opportunity. The period nature of the building adds a sense of charm and individuality, while the ground floor position ensures easy access. With a wide range of shops, restaurants, and transport links including train station just moments away, the location is ideal for those seeking a vibrant urban lifestyle. This is a fantastic opportunity to acquire a characterful home in a highly desirable central setting.

Entrance Hall

Door to side, laminate flooring, electric heater.

Living/ Dining Room

Front aspect sash window, laminate flooring, electric heater.

Kitchen

Wall and base units, work surfaces, tiling, electric oven and hob with extractor over, plumbing for washing machine, stainless steel sink unit, space for fridge, airing cupboard.

Bedroom 1

Rear aspect sash window.

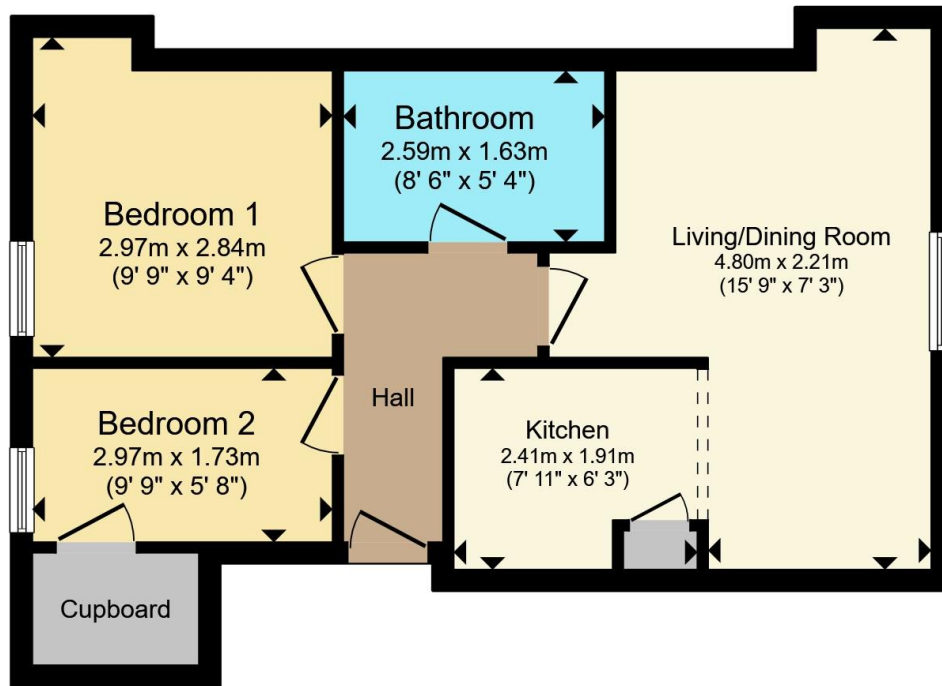
Bedroom 2

Rear aspect sash window, storage cupboard.

Bathroom

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





Floor Plan

Total floor area 45.6 m² (491 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: E Council Tax
 Band: A

Service Charge:
 1200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317750

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1987. 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: EXR317750 - 0002