



**Connells**

Top Floor Flat Magdalen Street  
Exeter

Top Floor Flat Magdalen Street  
Exeter EX2 4HN

for sale guide price  
**£180,000**



## Property Description

**GUIDE PRICE £180,000 - £190,000**

***A Grade II listed 2 bedroom MAISONETTE located in St. Leonard's area of Exeter within walking distance of Exeter City Centre which offers shops, restaurants, bars, gyms, train station, transport links and amenities.***

***The home is ideal for a first time buyer or an investor as perfect for access to the university, in immaculate condition and ready to move into.***

***The accommodation comprises:- Communal entrance hallway, stairs to second floor, entrance hallway, lounge, kitchen, 2 bedrooms and bathroom/WC and offers wonderful views over Bull Meadow Park.***

***The property is offered with NO CHAIN and has a Share of Freehold with the eligibility of two car parking permits.***

## Communal Entrance Hallway

Stairs to second floor

## Entrance Hallway

Intercom system.

## Lounge

14' 9" max x 8' 9" max ( 4.50m max x 2.67m max )

Sash window to front, Wall lights, Radiator, fireplace.

## Kitchen

6' 8" max x 6' 4" max ( 2.03m max x 1.93m max )

Wall and base units, work surfaces, fitted double electric oven and electric hob with extractor over, tiling, sink unit, built-in fridge freezer, plumbing for washing machine.

## Bedroom One

14' 7" max x 9' 8" max ( 4.45m max x 2.95m max )

Sash window to front with views over park, radiator.

## Bathroom

Bath with electric shower over, low level WC, wash hand basin, extractor fan, towel rail, radiator, window to rear.

## Stairs To Second Floor

## Bedroom Two

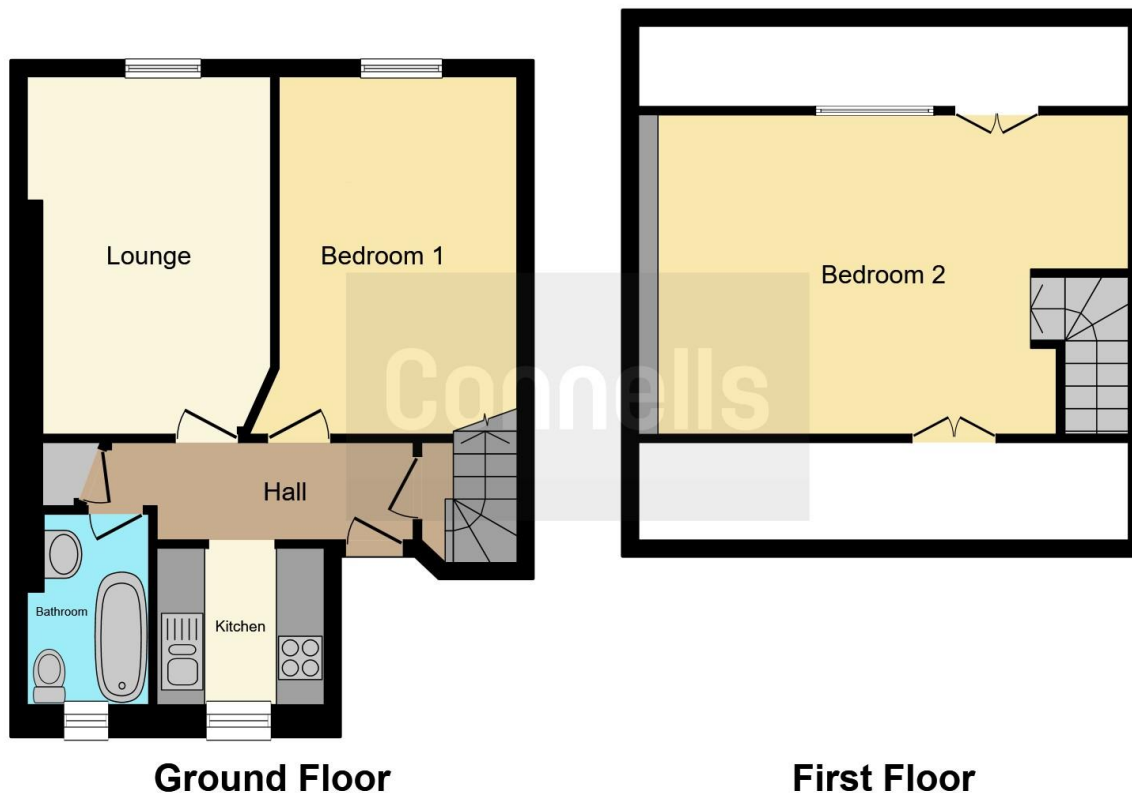
20' max x 12' 8" max ( 6.10m max x 3.86m max )

Windows to front, radiator, storage cupboards.

## Agents Note

The seller has informed us that the property has a share of the Freehold with eligibility for two car parking permits.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: D

Council Tax  
 Band: A

Service Charge:  
 1500.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316742](http://connells.co.uk/Property/EXR316742)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 May 2006. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EXR316742 - 0004

