



Connells

Elsie Place  
Exeter



Elsie Place  
Exeter EX1 3FX

for sale guide price  
**£170,000**



## Property Description

**GUIDE PRICE £170,000- £180,000.**

*A 2 double bedroom TOP FLOOR APARTMENT located in HILL BARTON VALE ideally located for commuters for access to the M5 & A38, close to good schools including St Nicholas and St Lukes. The home is immaculate and a credit to the current sellers also has the benefits of being light, bright and airy and with individual thermostat controls to control the heating levels in different parts of the apartment. Outside there is a large balcony ideal for enjoying summer dining. Outside there are also communal gardens to enjoy, a bike store and a bin store and an **ALLOCATED PARKING SPACE**.*

Agents Note

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

Entrance Hall

Door to side, pull down ladder for access to loft, storage cupboard, wall mounted radiator.

Living Room

13' 3" x 10' 5" ( 4.04m x 3.17m )  
Wall mounted radiator. Double glazed patio door to...

Balcony

Glass balustrade, decked area.

Kitchen

7' 6" x 9' 8" ( 2.29m x 2.95m )  
Double glazed front aspect window, wall and base units, work surfaces, cupboard housing boiler, stainless steel sink unit, plumbing for washing machine, plumbing for dish washer, space for fridge freezer, electric oven, electric hob with extractor over.

Bedroom 1

16' 5" max x 7' 8" max ( 5.00m max x 2.34m max )  
Two double glazed rear aspect windows, wall mounted radiator.

Bedroom 2

11' 1" x 7' 8" ( 3.38m x 2.34m )  
Double glazed rear aspect window, wall mounted radiator.

Bathroom

Bath with shower attachment, low level toilet, wash hand basin, extractor fan, tiling, heated towel rail.

Outside

Communal lawned gardens with bike and bin store. Allocated parking space.



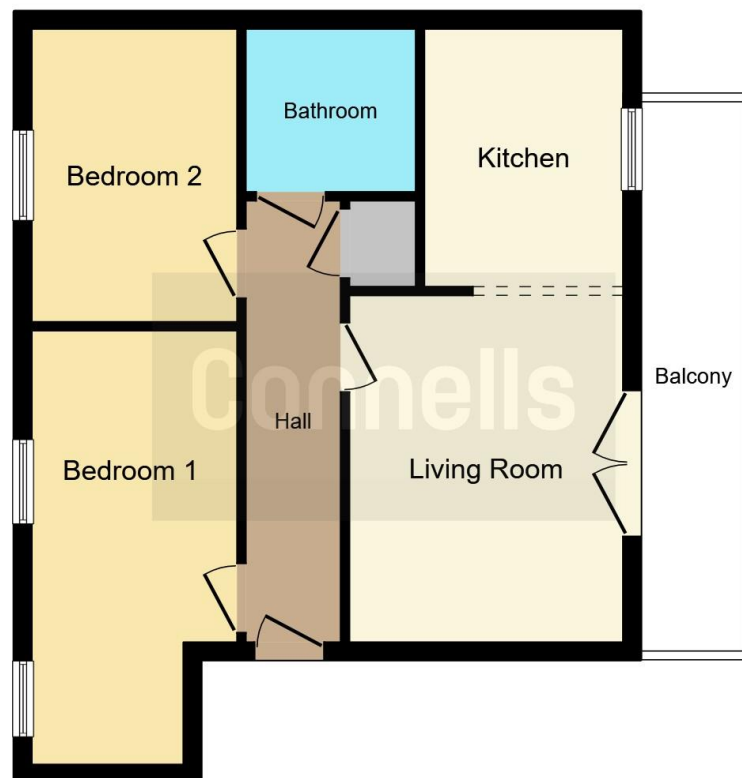












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B

Council Tax  
 Band: B

Service Charge:  
 1100.00

Ground Rent:  
 125.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316924](http://connells.co.uk/Property/EXR316924)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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