



Connells

203a Topsham Road
Exeter

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Exeter EX2 6AN

for sale
£220,000



Property Description

Located on the ever-popular Topsham Road, this spacious two-bedroom upper floor maisonette enjoys a convenient position within easy reach of Exeter City Centre, excellent transport connections and the Royal Devon & Exeter Hospital.

Approached via a gated communal patio area, the property is accessed through a communal entrance hall with stairs rising to the apartment. The front door opens into a generous living room, a bright and welcoming space featuring a large front aspect window and stairs leading to the upper floor. To the rear of the property is a modern, well-presented kitchen offering direct access to the garden, alongside a family bathroom fitted to a good standard.

On the first floor are two well-proportioned bedrooms. The principal bedroom enjoys elevated views across parts of Exeter from its front aspect position, while the second bedroom overlooks the rear garden, providing a pleasant and peaceful outlook.

Externally, the property benefits from use of a quarter section of the lawned garden, shared equally between the four flats within the building. Further advantages include a private single garage located to the rear of the garden.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

This property is being sold with a share of the freehold.

Living Room

Double glazed front aspect window, wall mounted radiator.

Kitchen

Double glazed side aspect window, rear door to garden, wall and base units, work surfaces, fitted dish washer, oven, gas hob with extractor over, boiler.

Downstairs Bathroom

Double glazed rear aspect window, bath, shower, low level toilet, wash hand basin.

First Floor Bedroom 1

Double glazed front aspect window, fitted wardrobe space, access to loft which is boarded for extra storage and has new insulation throughout, wall mounted radiator.

Bedroom 2

Two double glazed rear aspect windows, built-in storage cupboard, wall mounted radiator.

Rear Garden

1/4 share of communal lawned area with fenced surround. Path leads to...

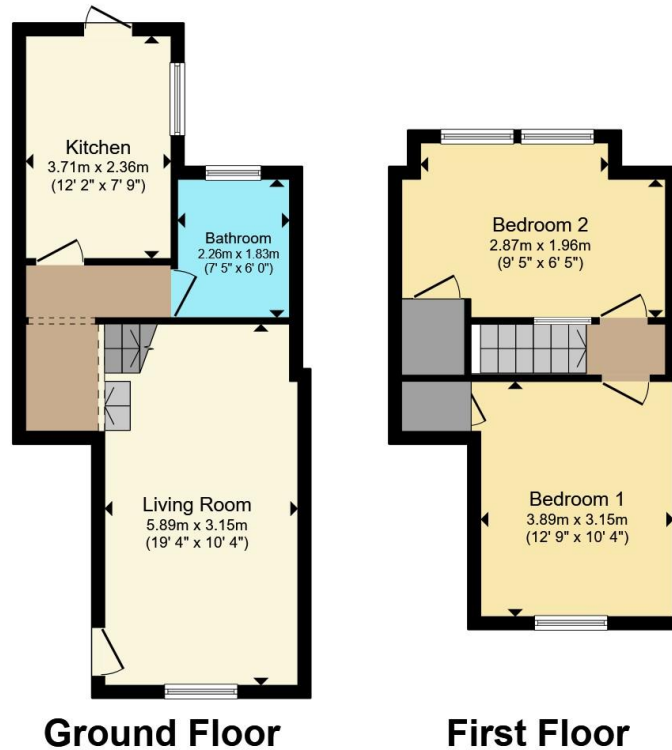
Garage

Single garage with up and over door.









Total floor area 65.5 m² (705 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

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318144

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Apr 1973. 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.

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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Property Ref: EXR318144 - 0002