



Connells

Wallflower Court The Drive
Exeter



Property Description

GUIDE PRICE £110,000 - £120,000

This spacious one-bedroom ground floor flat is positioned in a conservation area in a rural location on the edge of Exeter. With easy access to travel links on the M5 and A303 as well as being a short drive from Exeter Airport. The property benefits from off road parking for one vehicle and access to communal gardens that surround the building. The property comprises of an open plan kitchen/living/dining area with rear window overlooking the communal gardens. There is a bedroom with fitted storage and a bathroom.



Communal Entrance Hall

Kitchen/ Living Room

Open plan room with front and rear windows over looking communal gardens and open views, to both sides. Wall and base units, work surfaces, oven and hob, sink unit, built-in fridge and washing machine. Wall mounted electric radiator.

Bedroom 1

Front aspect window, fitted wardrobe with sliding doors. wall mounted radiator. Airing cupboard housing water heater.

Bathroom

Bath with electric shower over, low level toilet, wash hand basin, wall mounted electric heater. Electric heated towel rail and extractor fan. Ceiling heater.

Communal Garden

Lawned communal garden.

Parking

Allocated space.

Agents Note

There is a private sewerage plant with an annual cost of £120 and a split of electrical and maintenance fees between all of the properties on the estate.





Floor Plan

Total floor area 27.6 m² (297 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
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EPC Rating: E Council Tax Band: A

Service Charge: 800.00 Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317533

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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.

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