



THE MALTINGS
MAIN
ENTRANCE
← FLATS 1-49
NO'S 50-51 →



Property Description

GUIDE PRICE £120,000 - £130,000

Situated within a well-maintained retirement development for the over 60s, this spacious first floor apartment provides comfortable and independent living in a peaceful setting.

Accessed via the communal residents' car park, the development benefits from a welcoming reception area with stairs rising to the first floor. The apartment itself enjoys a private entrance door opening into a generous entrance hall, providing access to all principal rooms. The spacious living and dining room offers ample room for both relaxing and entertaining, with a large rear aspect window allowing plenty of natural light to fill the room. The adjoining kitchen is fitted with a range of wall and base units, offering generous worktop space, room for appliances and a side aspect window.

There are two well-proportioned bedrooms, with the principal bedroom enjoying a pleasant rear aspect and the second bedroom benefiting from a side-facing window, making it ideal as a guest bedroom, hobby room or home office. The accommodation is completed by a well-presented bathroom comprising a panelled bath with shower over, wash hand basin and WC. This attractive apartment offers an excellent opportunity for those seeking low-maintenance retirement living, with spacious accommodation, communal facilities and the reassurance of being part of a friendly over 60s development.

Living Room

Double glazed rear aspect window, electric radiator.

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, electric oven, extractor fan, stainless steel sink unit.

Bedroom 1

Double glazed side aspect window, electric radiator.

Bedroom 2

Double glazed side aspect window, electric radiator.

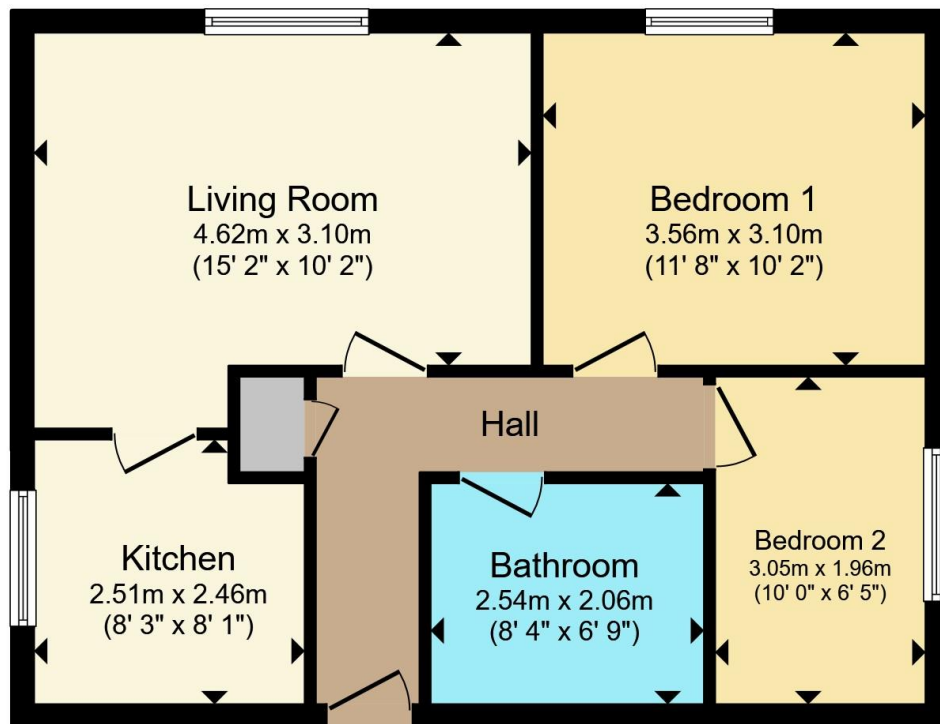
Shower Room

Electric shower, low level toilet, wash hand basin, extractor fan.

Agents Note

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





Total floor area 51.7 m² (556 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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EPC Rating: C Council Tax Band: B

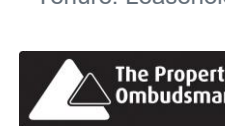
Service Charge: 2228.28

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317950

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 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.

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