



Connells

Wellington Road
Exeter



Property Description

This beautifully presented three-bedroom maisonette in St. Thomas, Exeter offers a perfect blend of modern living and convenience. With easy access to the vibrant city centre, picturesque quay and serene local parks, this property is ideally situated for a balanced lifestyle.

Step inside to discover a stunning modern interior that has been meticulously maintained, showcasing spacious living areas bathed in natural light. The immaculate condition of the home, with under floor heating throughout, ensures that you can move in without any further work needed. Enjoy your morning coffee or evening relaxation on the private balcony, where you can soak in the views of the surrounding area. Residents benefit from communal parking, making it easy to accommodate guests or additional vehicles. With no chain involved, this property is ready for immediate occupation, allowing you to start your new chapter without delay. Don't miss the opportunity to make this exquisite home your own!

Communal Entrance Porch

Entrance Hall

Door to front.

Living Room

Double glazed rear aspect window and patio doors, shelving.

Kitchen

Double glazed front aspect window, wall and base units, work surfaces, electric oven, gas hob with extractor over, plumbing for washing machine, stainless steel sink unit.

Bedroom 1

Double glazed rear aspect window, built-in wardrobe.

Bedroom 2

Double glazed front aspect window.

Bedroom 3

Double glazed rear aspect window.

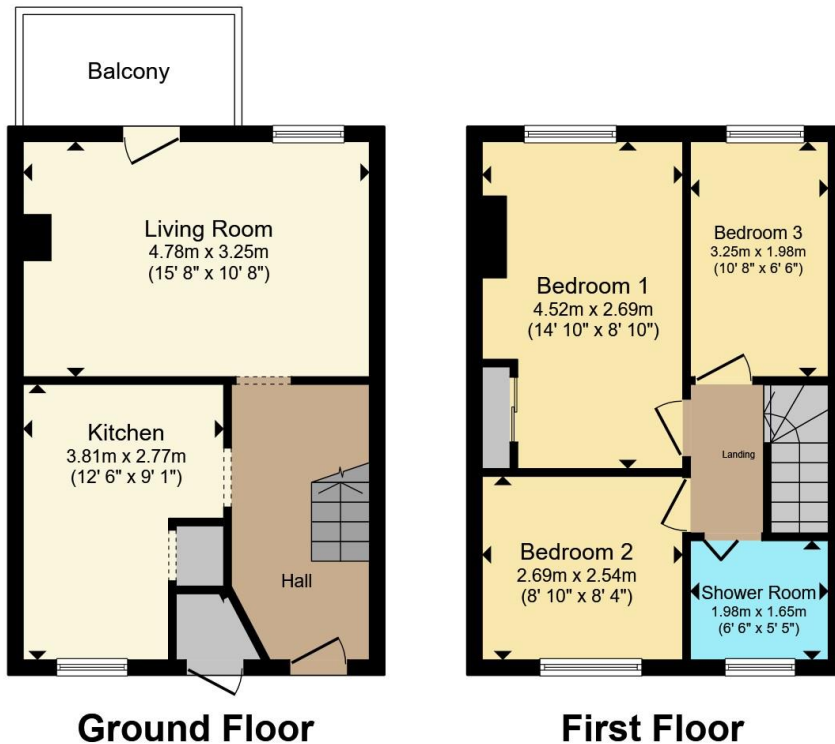
Shower Room

Double glazed obscured front aspect window, walk-in mains shower, tiling, low level toilet, wash hand basin, heated towel rail.

Outside

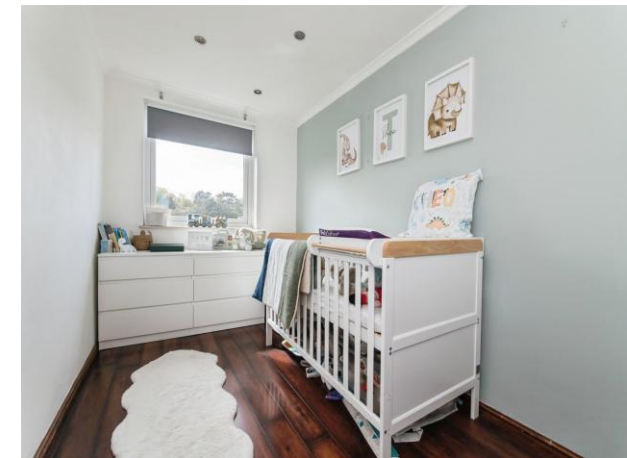
Shed, parking area.





Total floor area 68.4 m² (736 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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 EXETER EX1 1DZ

EPC Rating: Awaited Council Tax Band: B Service Charge: 856.00 Ground Rent: 10.00

view this property online connells.co.uk/Property/EXR317744

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Mar 1988. 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.

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