







## Property Description

**GUIDE PRICE £170,000 - £185,000**

***A 2 double bedroom FIRST FLOOR APARTMENT located in a great area with good access to the R, D & E, shops, transport links & amenities. The home has a fantastic outlook over Ludwell Valley countryside and beyond where you can regularly see the horses grazing and as soon as you walk into the lounge/diner the view just hits you straight away. There is also great communal gardens where the residents can enjoy summers having BBQ's and enjoying the vast outside space with also plenty of seating areas, there is also drying areas, laundry room, bin store, window cleaning, residents parking, visitors parking and a GARAGE. The accommodation comprises:- Entrance hallway, lounge/diner, kitchen, 2 double bedrooms and bathroom/WC.***

## Entrance Hall

Double glazed obscured door to side, storage cupboard.

## Lounge/ Diner

16' 2" x 15' 5" ( 4.93m x 4.70m )

Double glazed rear aspect window with open views over Ludwell Valley countryside and beyond, electric radiator.

## Kitchen

8' 10" x 10' 2" ( 2.69m x 3.10m )

Double glazed rear aspect window with open views over Ludwell Valley countryside and beyond, wall and base units, work surfaces, tiled floor, stainless steel sink unit, electric oven, electric hob with extractor over, space for fridge freezer, airing cupboard with shelving.

## Bathroom

Bath with electric shower over, low level toilet, wash hand basin, tiling, extractor fan, wall heater.

## Bedroom 1

13' 5" x 10' 9" ( 4.09m x 3.28m )

Double glazed front aspect windows, electric radiator.

## Bedroom 2

14' 2" x 10' 9" ( 4.32m x 3.28m )

Double glazed front aspect windows, electric radiator.

## Garage

15' 9" x 7' 9" ( 4.80m x 2.36m )

With up and over door.

## Outside

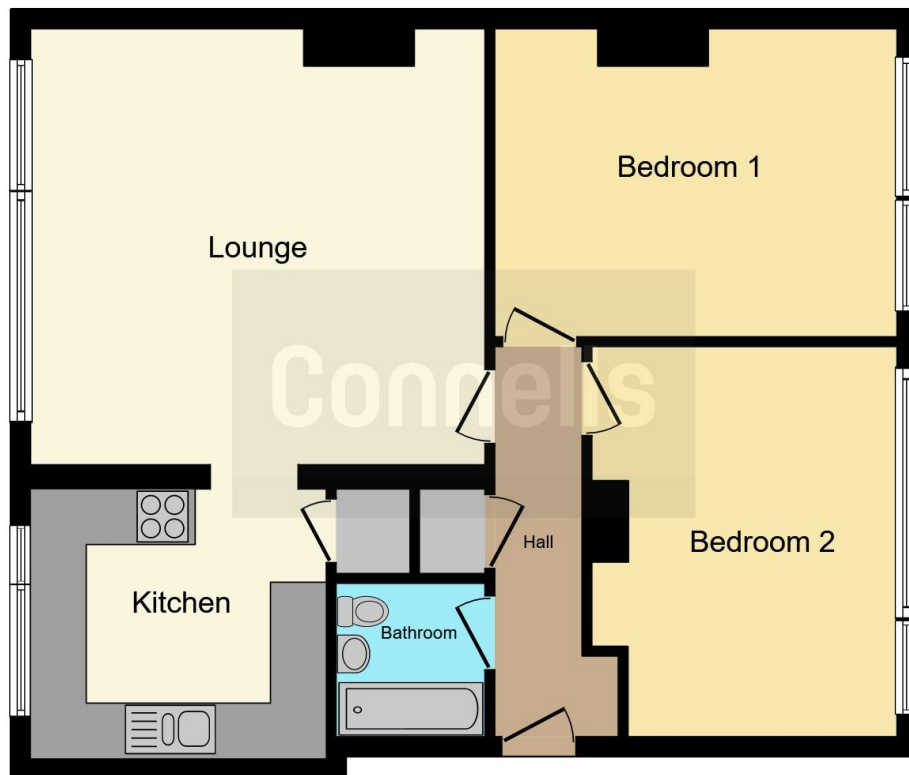
Tap. Communal outside drying areas and bin areas. Communal lawned areas, seating areas and BBQ's. Residents parking and visitor parking.

## Agents Note

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







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)

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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: E

Council Tax  
 Band: B

Service Charge:  
 1320.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316124](http://connells.co.uk/Property/EXR316124)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Nov 1981. 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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