



Connells

Ground Floor Flat Withycombe Road
Exmouth



Property Description

GUIDE PRICE £190,000 - £200,000

Situated on Withycombe Road in Exmouth, this well-presented freehold ground floor flat offers spacious and practical accommodation, ideal for a range of buyers.

The property comprises a bright living/dining room, providing a comfortable space for relaxing and entertaining. The modern recently fitted kitchen offers ample storage and workspace, leading through to a separate utility area which in turn provides access to the bathroom.

There are two well-proportioned double bedrooms, both offering generous accommodation.

Externally, the property benefits from a private enclosed patio garden, perfect for outdoor seating and enjoying a low-maintenance outdoor space. The garden also provides rear access, along with a door leading directly into a single garage-offering excellent storage or secure parking.

Combining modern features, private outdoor space, and the rare benefit of freehold ownership, this property presents a fantastic opportunity in a convenient location.

Entrance Hall

Under stairs storage.

Living Room

Double glazed side aspect window, fireplace, wall mounted radiator.

Kitchen

Double glazed side aspect window and door out to garden, wall and base units, work surfaces, built-in fridge freezer, dish washer and oven, sink unit, wall mounted radiator.

Utility Room

Double glazed rear aspect window, boiler, worktop with space below for washing machine.

Bedroom 1

Double glazed front aspect bay window with storage below, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with shower over, low level toilet, wash hand basin, heated towel rail.

Rear Garden

Patio garden with rear gate.

Garage

Up and over door, window to side and door to rear.

Additional Parking

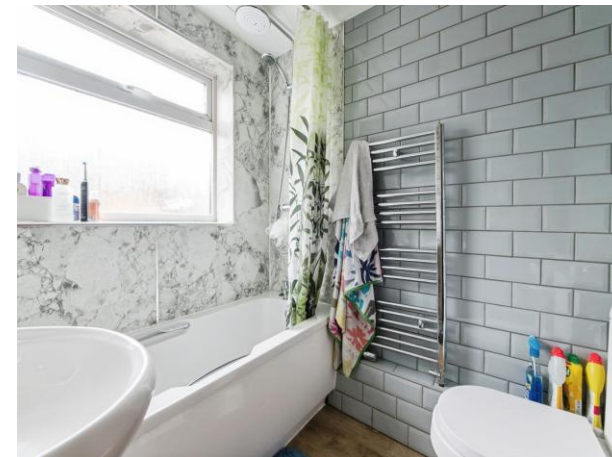
One space in front of garage.





Total floor area 83.9 m² (904 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



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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/EXR317730

Tenure: Freehold



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