



Connells

Beacon Lane
Exeter



Property Description

GUIDE PRICE £150,000 - £160,000

This well-presented two bedroom flat is situated on Beacon Lane, offering comfortable and practical living space in a convenient location within Exeter.

The property features a bright and spacious living/dining room, which benefits from direct access to a front-facing balcony. This outdoor space provides a pleasant spot to relax while enjoying an elevated outlook across parts of the city.

The accommodation also includes a well-appointed kitchen, offering ample storage and workspace, ideal for everyday living. There are two generously sized double bedrooms, both providing comfortable accommodation, along with a family bathroom finished in a modern style. A particular highlight of the property is the private garden area located to the rear of the building-an excellent addition that offers outdoor space rarely found with flats, perfect for relaxing or entertaining.

Combining light-filled interiors, outdoor space, and a desirable location, this property presents an excellent opportunity for a range of buyers.

Entrance Hall

Storage cupboards, wall mounted radiator.

Living Room

Double glazed front aspect window, door to balcony, wall mounted radiator.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, space for fridge freezer and washing machine, sink unit, wall mounted radiator.

WC

Double glazed rear aspect window, low level toilet, wall mounted radiator.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

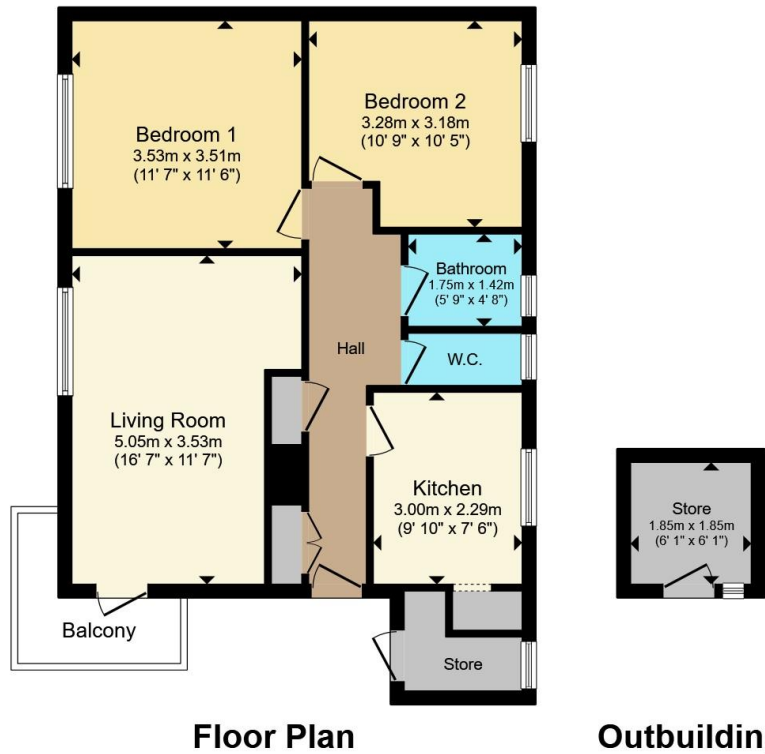
Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with mains shower over, wash hand basin, wall mounted radiator.





Total floor area 66.3 m² (713 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
 EXETER EX1 1DZ

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: 669.44
 Ground Rent: 10.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/EXR317715](https://www.connells.co.uk/Property/EXR317715)

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 1989. 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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