

Exeter Mansions

offers over £160,000

- Chain Free
- Ground Floor
- Two Double Bedrooms
- Spacious Lounge
- Kitchen
- Communal Gardens
- EPC Rating: D



2 1 2

peter alan

02920 612328

whitchurch@peteralan.co.uk



About the property

A well-presented two-bedroom ground floor flat, offered to the market chain free, situated in the sought-after area of Whitchurch.

The property benefits from a convenient location within walking distance of local shops, well-regarded schools, and excellent transport links, making it ideal for first-time buyers, downsizers, or investors.

Accommodation briefly comprises: a spacious living area, fitted kitchen, two good-sized bedrooms, and a family bathroom. The ground floor position offers easy access and added practicality.

Early viewing is highly recommended to appreciate both the property and its prime location.

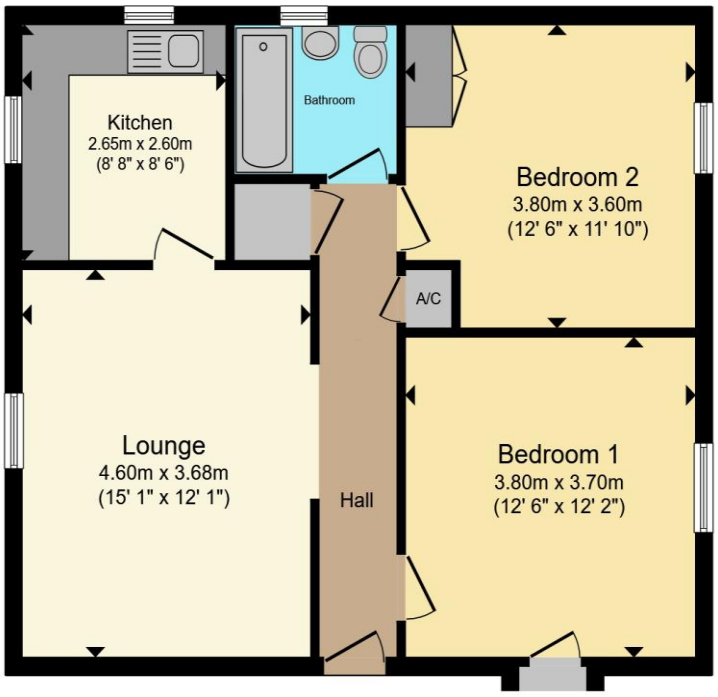
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

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Floorplan



Total floor area 65.2 m² (701 sq.ft.) approx

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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