



Connells

Antonine Crescent
Exeter



Property Description

Discover a stylish studio flat in the sought-after Redhills area of Exeter. Featuring a modern interior with an open-plan layout, this first-floor residence is bathed in natural light thanks to its large windows. Convenience is at your doorstep with a variety of local amenities, shops, and cafes within walking distance. Excellent transport links, including nearby train stations, make commuting effortless.

The picturesque Quay area is just a short stroll away, providing dining options and scenic walks along the waterfront. This flat includes a designated parking space, a rare find for the location. Additionally, the loft space offers extra storage and stunning views across Exeter and the adjacent nature reserve, perfect for relaxation and enjoyment. This studio is an ideal choice for professionals, couples, or students looking to embrace the vibrant lifestyle Exeter has to offer.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, breakfast bar, new boiler, sink unit, space for fridge freezer.

Living Room

Open plan room with double glazed front aspect window, wall-mounted fold-down bed.

Shower Room

Double glazed rear aspect window, electric shower, low level toilet, wash hand basin.

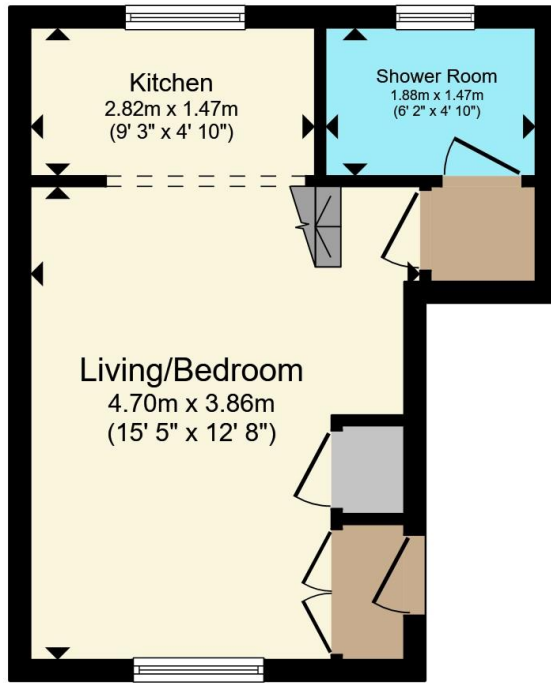
Loft Space

Ladder to cladded and boarded loft.

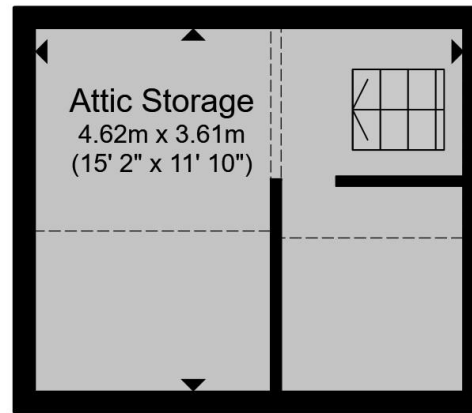
Agents Note

There is currently a tenant in-situ - please enquire with the Branch.





Ground Floor



First Floor

Total floor area 41.8 m² (450 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: D Council Tax Band: A

Service Charge: 600.00 Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317714

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1980. 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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