



**Connells**

Topsham Road  
Exeter



## Property Description

**GUIDE £190,000 - £200,000** A superb opportunity to acquire this beautifully presented ground floor apartment, finished to an excellent standard throughout and benefitting from private off-road parking and its own garden space. The property is accessed via a private entrance hall leading into a bright and spacious living/dining room, enhanced by a large bay front window allowing an abundance of natural light to fill the space. This welcoming room provides ample space for both relaxation and entertaining.

The modern kitchen is well-appointed with a range of wall and base units, work surfaces, stainless steel sink and drainer, electric oven, gas hob and a full suite of integrated appliances including fridge freezer, dishwasher and washing machine. There are two generously sized double bedrooms positioned to the rear of the property, both featuring double glazed windows and wall-mounted radiators, with the principal bedroom also benefitting from a fitted wardrobe.

The contemporary bathroom comprises a modern suite including a bath with shower over, low level WC and wash hand basin with built-in storage drawer.

Externally, the property enjoys a private front garden along with both front and rear access, offering additional convenience and flexibility.

Ideally situated with excellent transport links into the City Centre and to the Royal Devon & Exeter Hospital (RD&E), the property is also within close proximity to Ludwell Valley Park and provides easy access to Exeter Quayside.

## Entrance Hall

## Living/ Dining Room

Double glazed front aspect bay window, wall-mounted TV unit/storage, wall mounted radiator.

## Kitchen

Double glazed side aspect window, wall and base units, work surfaces, stainless steel sink/drainer, electric oven, gas hob with extractor over, built in fridge freezer and dish washer.

## Bedroom 1

Double glazed rear aspect window, fitted wardrobes, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

Modern bathroom suite comprising panelled bath with glass screen, rainfall mains shower, low level toilet, wash hand basin + storage, wall mounted radiator.

## Outside

Communal patio area with step to road and side gate to parking. 1 private parking space.









**Floor Plan**

Total floor area 51.2 m<sup>2</sup> (552 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](http://www.propertybox.io)



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8-9 South Street  
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EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1000.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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