



Old Park Avenue
Exeter EX1 3WE

for sale guide price
£170,000



Property Description

GUIDE PRICE £170,000 - £180,000

Located within a popular modern development in the highly desirable Pinhoe area, this immaculately presented two-bedroom apartment offers stylish and spacious accommodation throughout, making it an ideal first-time purchase, investment opportunity, or low-maintenance home.

The property boasts a bright and welcoming living/dining room, providing an excellent space for both relaxation and entertaining. A modern fitted kitchen is well-appointed with contemporary units and ample workspace, complementing the apartment's high-quality finish throughout.

There are two generous double bedrooms, with the principal bedroom benefiting from a modern en suite shower room. The second bedroom is equally well-proportioned and is served by a stylish family bathroom finished to a high standard. The property also benefits from its own loft access providing ample boarded space for extra storage, a rare benefit in most apartments.

Positioned within easy reach of excellent transport connections, local shops, schools, and a variety of everyday amenities, the property enjoys a convenient location within the thriving Pinhoe community. Exeter city centre is also just a short drive away, providing access to a wider range of shopping, dining, and leisure facilities.

Presented in excellent condition throughout, this superb apartment offers contemporary living in a highly convenient and sought-after location.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

There is a Green Square Accord charge which is currently £240 per annum.

Living Room

Double glazed side aspect window, wall mounted radiator.

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, oven and gas hob, sink unit, space for washing machine and fridge freezer, boiler.

Bedroom 1

Double glazed side aspect window, wall mounted radiator.

En Suite

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

Bedroom 2

Double glazed side aspect window, wall mounted radiator.

Bathroom

Double glazed side aspect window, bath with shower over, low level toilet, wash hand basin, wall mounted radiator.

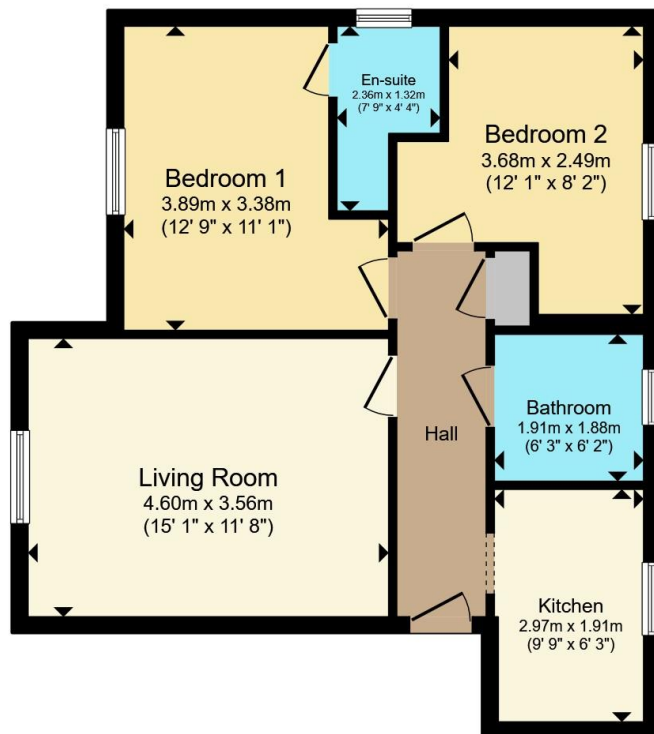
Loft

Part-boarded loft space offering additional storage.

Outside

One parking space to rear.
Bin store and bike store to rear.





Total floor area 56.8 m² (611 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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8-9 South Street
EXETER EX1 1DZ

EPC Rating: C

Council Tax
Band: B

Service Charge:
1600.66

Ground Rent:
180.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2013. 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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