



Connells

Besley Court Retail Park Close
Exeter



Property Description

GUIDE PRICE £190,000 - £200,000

Situated in the sought-after and tucked-away development of Besley Court, this well-presented two bedroom ground floor flat offers generous and modern living accommodation, ideal for a range of buyers.

The property features a spacious and well-designed layout, with the highlight being the impressive open plan kitchen, living, and dining area. This bright and versatile space provides ample room for both relaxing and entertaining, with a modern fitted kitchen offering plenty of workspace and storage. There is also sufficient space for a large dining table and comfortable seating area. French doors open directly onto a patio area, creating a seamless connection between indoor and outdoor living. There are two good sized bedrooms, including a principal bedroom benefitting from its own en suite shower room. A contemporary family bathroom serves the remainder of the property, both finished to a modern standard. Externally, the property benefits from a patio area to the rear, providing a pleasant outdoor space to enjoy. Additionally, there is allocated parking conveniently located outside the property.

Besley Court is ideally positioned with easy access to a range of local shops, amenities, and transport links, making this an excellent opportunity for those seeking convenience combined with comfortable modern living.

Kitchen/ Diner/ Living Room

Open plan room with French doors, side aspect window, wall mounted radiator. Wall and base units, work surfaces, double built-in electric oven and washing machine, space for fridge freezer, part-tiled kitchen area, sink unit, vertical wall mounted radiator, space for dining table.

Bedroom 1

Side aspect window, wall mounted radiator.

En-Suite

Shower, low level toilet, wash hand basin.

Bedroom 2

Side aspect window, wall mounted radiator,

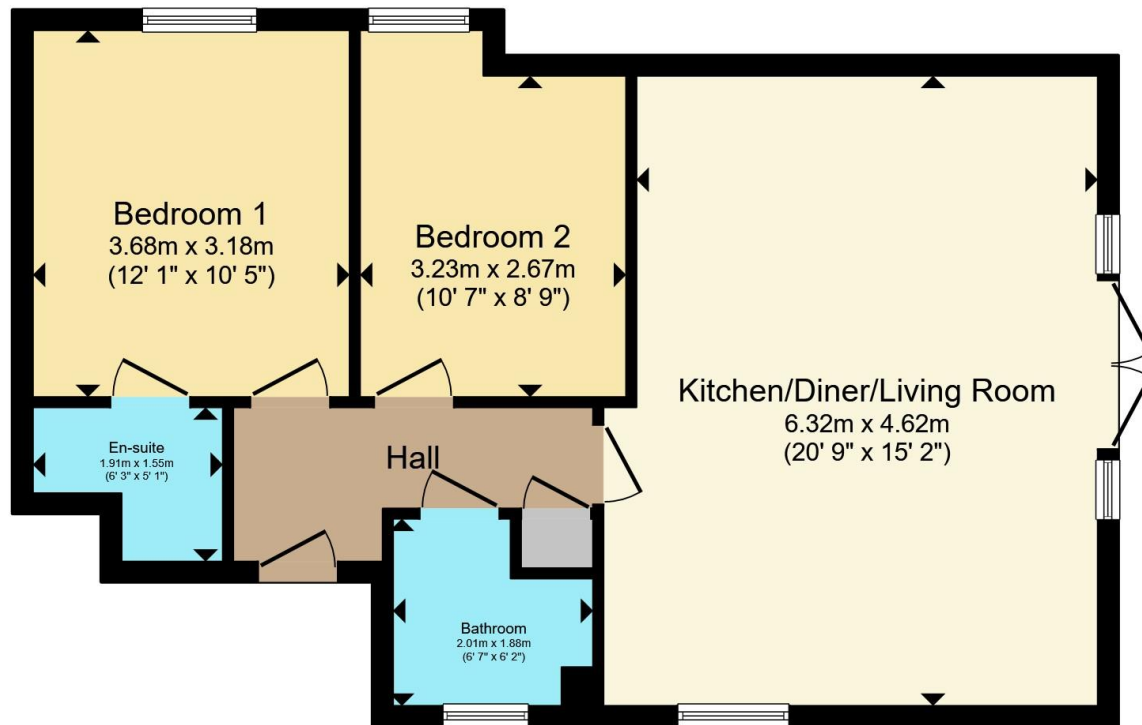
Bathroom

Side aspect window, bath with mains shower over, low level toilet, wash hand basin, part-tiled, wall mounted radiator.

Agents Note

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.





Total floor area 63.7 m² (686 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: C

Council Tax
Band: C

Service Charge:
1560.24

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317470

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2004. 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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