



Connells

Flat 4 Spicer Road
Exeter

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Exeter EX1 1TB

for sale offers in the region of
£170,000



Property Description

Situated within the highly desirable St Leonards area of Exeter, this well-presented apartment enjoys a fantastic position within the popular Bracken Court development, offering stylish, low-maintenance living just a short walk from the city centre, Quayside and a range of local amenities.

The property offers a bright and spacious open plan living area, designed to maximise both space and natural light. The modern fitted kitchen is equipped with a range of wall and base units, an electric oven with gas hob, integrated washing machine, fridge and freezer, providing everything needed for convenient everyday living. The kitchen flows seamlessly into the living area, where an attractive feature arch window creates a focal point and fills the room with natural light.

The spacious double bedroom provides comfortable accommodation and is served by a contemporary bathroom, finished with a modern suite.

Offering a superb combination of location, style and practicality, this attractive apartment represents an excellent opportunity for first-time buyers, professionals or investors looking to purchase within one of Exeter's most sought-after residential areas.

Living Room/ Kitchen

An open plan room with double glazed rear and side aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, boiler cupboard, washing machine, fridge freezer, electric oven, gas hob with extractor over, wall mounted radiator.

Bedroom

Double glazed side aspect window, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath with shower attachment. low level toilet, wash hand basin, heated towel rail, extractor fan.

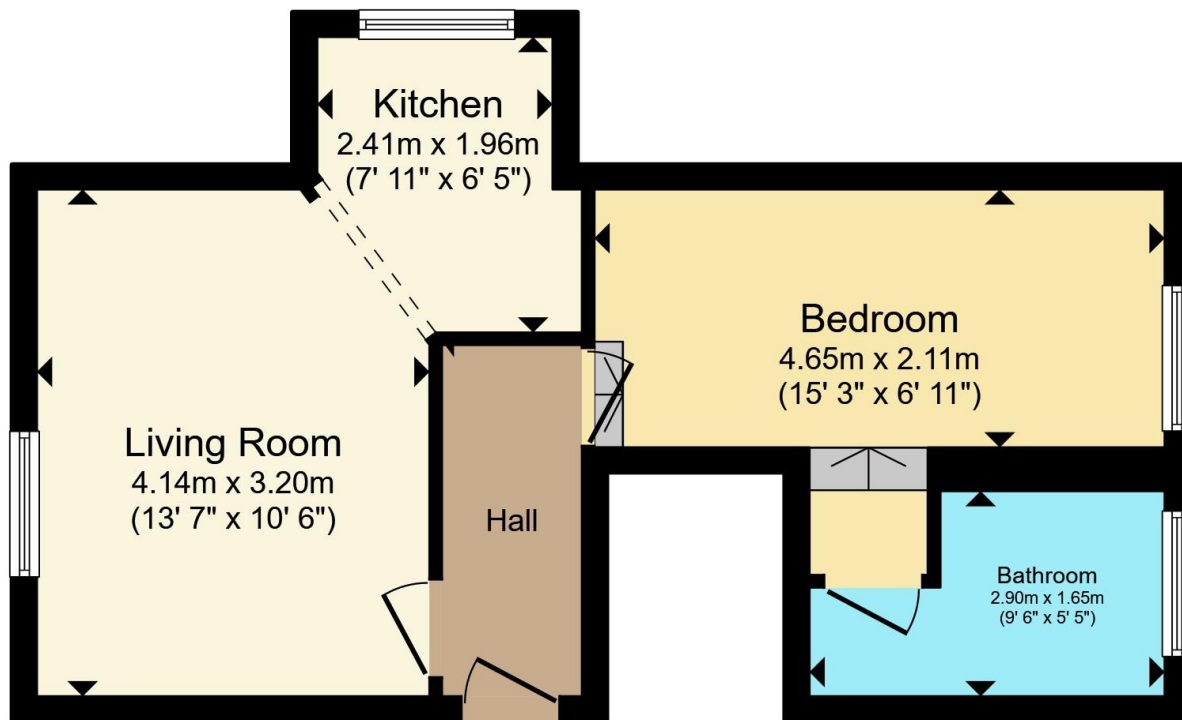
Outside

Communal gardens.

Agents Note

The seller advises that sub-letting and keeping pets is permitted with written permission.





Total floor area 36.7 m² (395 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

Connells



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: A

Service Charge:
 1666.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318110

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2014. 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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Property Ref: EXR318110 - 0002