



Connells

Ground Floor Flat Church Road
St. Thomas Exeter



Property Description

Located in the sought-after area of Church Road, Exeter, this spacious Grade 2 Listed ground floor garden flat offers well-proportioned accommodation and a flexible layout, making it an excellent home for a variety of buyers.

The property is entered via the ground floor, where a generous front reception room provides a bright and comfortable living space. This room could also serve as an optional third bedroom, offering versatility to suit individual requirements. From here, a central dining room creates an ideal space for family meals and entertaining, leading through to a well-presented fitted kitchen.

Completing the ground floor is a modern bathroom finished to a good standard.

On the lower ground floor, the property benefits from two spacious double bedrooms, providing comfortable and private accommodation away from the main living areas.

Externally, the home enjoys a private enclosed rear garden, thoughtfully designed for low maintenance. An attractive astro turf lawn is complemented by a brick-paved patio area, creating the perfect setting for outdoor dining, entertaining guests, or simply relaxing throughout the warmer months.

Combining generous living space, flexible accommodation, and a private garden, this charming home presents a fantastic opportunity in a convenient Exeter 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.

The freehold is divided between the three properties in the building and the seller pays 4/9ths of maintenance costs as required.

Living Room

Double glazed front aspect window, feature fireplace, wall mounted radiator.

Dining Room

Double glazed rear aspect window, feature fireplace. Open to...

Kitchen

Double glazed rear aspect window, door to garden, wall and base units, work surfaces, space for fridge freezer and washing machine, oven and hob with extractor over, sink unit, wall mounted radiator.

Bathroom

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

Lower Ground Floor Bedroom 1

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Outside

Enclosed walled garden with brick paved patio and astro lawn.









Ground Floor

Lower Ground Floor

Total floor area 86.9 m² (936 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: D

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318324

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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