



**Connells**

Homecourt House Bartholomew Street West  
Exeter



## Property Description

***A Second Floor RETIREMENT APARTMENT for the over 60's located in the City Centre which is great for having access to all shops, amenities, bars, restaurants and transport links. The property is in immaculate condition and ready to move into and also has access to a house manager, communal laundry, communal lounge, guest rooms and a lift. Outside there are communal gardens and residents parking. No chain. The property comprises:- Communal entrance hallway, lift and stairs to second floor, entrance hallway to apartment, lounge, kitchen, bedroom and bathroom/WC.***

## Communal Entrance Hall

Leads to communal laundry, communal lounge and guest room.

## Lift And Stairs To Third Floor

## Entrance Hall

Emergency pull cord alarm, storage cupboard with shelves.

## Living Room

14' 8" x 10' 5" ( 4.47m x 3.17m )

Two double glazed windows, electric heater, intercom system.

## Kitchen

7' 3" x 5' 3" ( 2.21m x 1.60m )

Wall and base units, work surfaces, space for fridge freezer, electric hob and electric oven with extractor fan over, stainless steel sink/drainers.

## Bedroom

8' 7" x 11' 7" ( 2.62m x 3.53m )

Double glazed front aspect window, electric heater, built in wardrobes, pull cord.

## Bathroom

Bath with mains shower over, low level toilet, wash hand basin, tiling, heated towel rail, extractor fan.

## Outside

Communal gardens with lawns and a variety of flowers and shrubs.

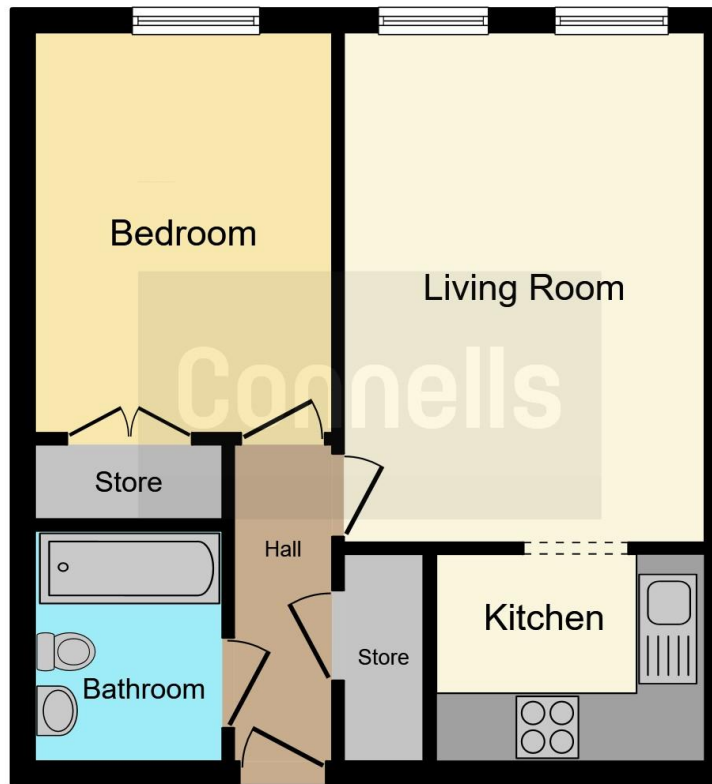
## Parking

Parking area for residents.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR314842](http://connells.co.uk/Property/EXR314842)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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: EXR314842 - 0009