



Connells

First Floor Flat Elmside
Exeter

First Floor Flat Elmside Exeter EX4 6LR



Property Description

A large 1 bedroom FIRST FLOOR APARTMENT close to Exeter City Centre ideal for access to all it has to offer including shops, restaurants, bars, train stations and amenities and which has been completely redecorated and has new carpets and flooring throughout. The location is perfect for a first time buyer or an investor, located in a residents parking zone area. NO CHAIN. The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge, kitchen/breakfast room, bedroom and bathroom/WC.

Entrance Hall

Storage cupboard with shelving and cupboards above, wall mounted radiator.

Living Room

13' 9" x 15' 8" (4.19m x 4.78m)

Double glazed front aspect bay window, shelving, fireplace, wall mounted radiator.

Kitchen

9' 2" x 11' 1" (2.79m x 3.38m)

Double glazed rear aspect bay window, wall and base units, work surfaces, stainless steel sink unit, tiling, plumbing for washing machine, cupboard housing boiler, electric cooker point, wall mounted radiator.

Bedroom

10' 8" x 10' 10" (3.25m x 3.30m)

Double glazed rear aspect window, wall mounted radiator.

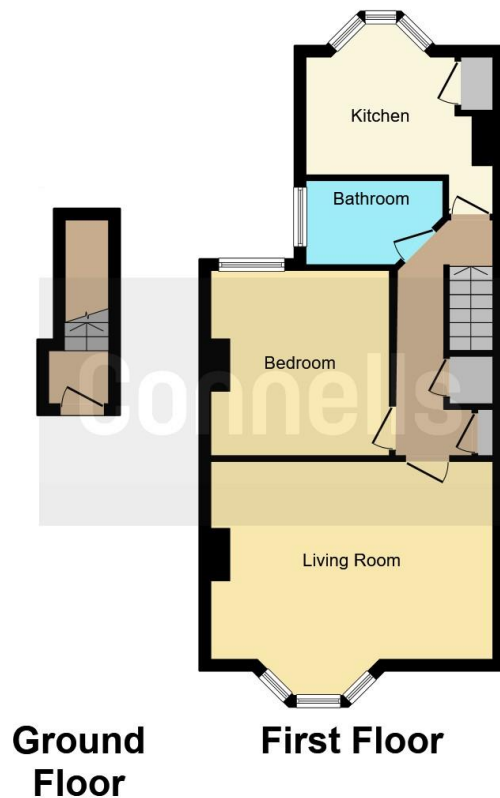
Bathroom

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

Agents Note

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements. There is an easement on the property - please enquire with the branch.





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.focalagent.com

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/EXR316601

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1975. 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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