



Connells

Colleton House Melbourne Place
Exeter



Property Description

GUIDE PRICE £180,000-£190,000

Tucked away in a private position on the edge of Exeter city centre, this spacious one bedroom Grade II listed garden flat presents a rare opportunity to purchase a property with its own substantial outside space.

The property is approached via a private gated entrance to the rear of the building, opening into a generous garden area. The garden provides a good-sized seating space with attractive flower bed borders and a useful summer house/cabin, offering an excellent area for relaxing, entertaining or additional storage.

Internally, the entrance hall provides access to all principal rooms. There is a modern shower room with walk-in shower, W.C. and wash basin, together with a fitted kitchen and spacious double bedroom.

The impressive living/dining room provides plenty of space for both relaxing and entertaining and forms the main social area of the property.

Combining generous internal accommodation with a private garden and tucked away position close to the city centre, this is a particularly unique property and a rare opportunity for buyers.

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.

Agents Notes

This property is being sold with a 10% share of the freehold.

Service charge: Please enquire with the Branch.

Entrance Hall

Airing cupboard and storage cupboard.

Living Room

Double glazed front aspect window, storage cupboard, electric fireplace, serving hatch to...

Kitchen

Wall and base units, work surfaces, oven and hob, sink unit, space for washing machine and fridge freezer.

Bedroom 1

Double glazed side aspect window.

Bathroom

Bath with shower over, low level toilet, wash hand basin, extractor fan.

Rear Garden

Patio, rear gates.

Games Room

Cabin which could be used as an office and has a side aspect window, power and internet. Double doors to garden.

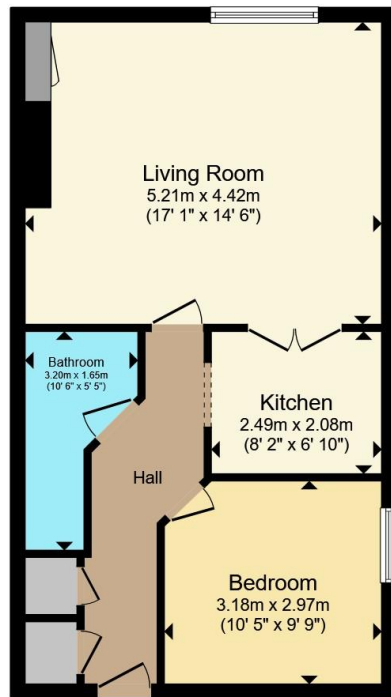
Storage Cupboards/ Cellar

Access from patio into store rooms, and down to cellar.

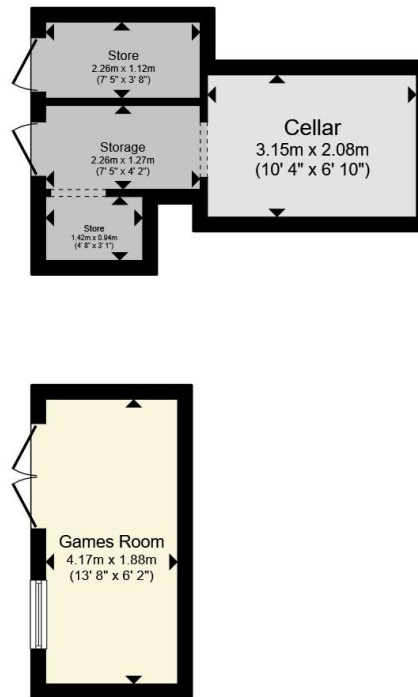
Parking

Driveway parking and permit parking on road.





Floor Plan



Outbuilding

Total floor area 72.0 m² (775 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: D

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318175

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2010. 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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Property Ref: EXR318175 - 0003