



**Connells**

Prospect Place  
Exeter



## Property Description

**GUIDE PRICE £180,000 - £190,000.** Welcome to this contemporary three-bedroom maisonette located in the vibrant area of St. Thomas, Exeter. Featuring a sleek and modern interior, this home is designed for comfortable living and entertaining. With three well-proportioned bedrooms, there's ample space for families or professionals alike. Residents will appreciate the convenience of a dedicated parking lot, ensuring easy access to your home. Situated just a stone's throw away from local amenities, including a nearby train station, this property offers excellent transport links and a wealth of shopping and dining options. Experience the perfect blend of modern living and accessibility in this delightful maisonette.

## Entrance Hall

Under stairs storage.

## Living Room

11' 3" x 15' 9" ( 3.43m x 4.80m )

Double glazed rear aspect window, double glazed patio doors to balcony, fireplace, wall mounted radiator.

## Kitchen

12' 7" x 9' 1" ( 3.84m x 2.77m )

Double glazed front aspect window, electric cooker, gas hob with extractor over, wall and base units, work surfaces, pantry cupboard, plumbing for washing machine, stainless steel sink unit.

## Bedroom 1

14' 10" x 8' 10" ( 4.52m x 2.69m )

Double glazed rear aspect window, hard wood floor, cupboard, two wall mounted radiators.

## Bedroom 2

8' 5" x 8' 8" ( 2.57m x 2.64m )

Double glazed front aspect window, hard wood floor, cupboard housing boiler, wall mounted radiator.

## Bedroom 3

10' 8" x 6' 7" ( 3.25m x 2.01m )

Double glazed rear aspect window, hard wood floor, wall mounted radiator.

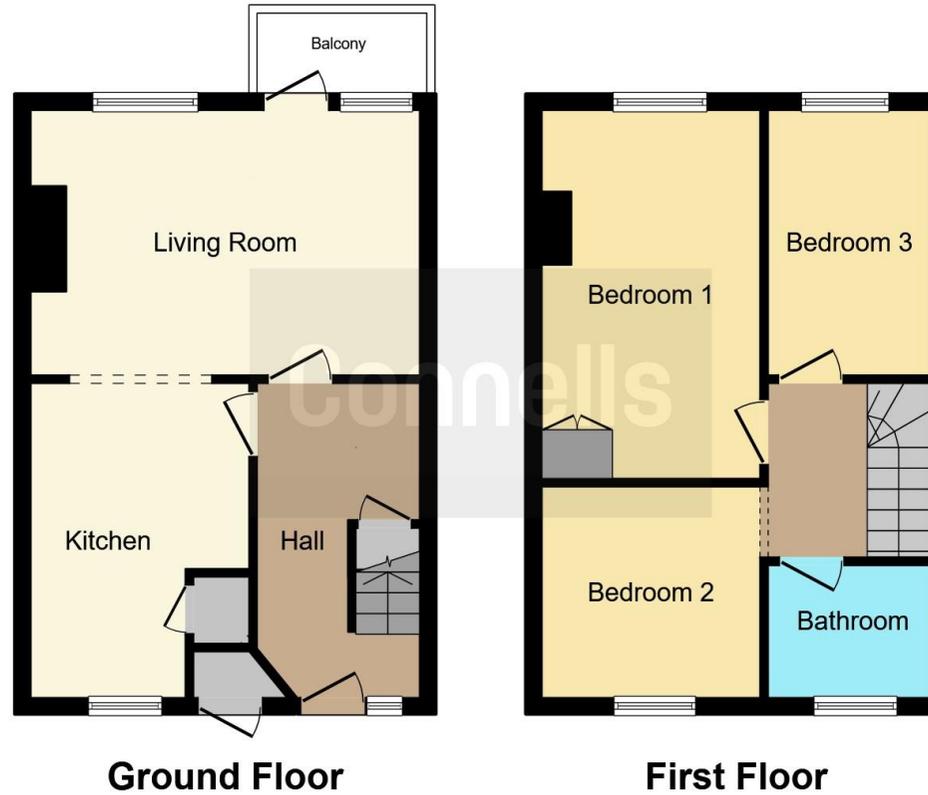
## Bathroom

Double glazed obscured rear aspect window, bath with electric shower over, low level toilet, wash hand basin, heated towel rail.









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](http://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: B

Service Charge: 800.00 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316858](http://connells.co.uk/Property/EXR316858)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Oct 1986. 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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