



Connells

Garden Flat Union Road
Exeter

Garden Flat Union Road
Exeter EX4 6HX

for sale guide price
£170,000



Property Description

GUIDE PRICE £170,000 - £180,000

A 2 bedroom GARDEN FLAT located close to the City Centre within walking distance of all it has to offer with many shops, amenities, transport links including train stations and close to the University, ideal as an investment property or for a first time buyer. Outside there is a rear garden perfect for enjoying the summer evenings - it's a lovely low maintenance level space and all enclosed. The accommodation comprises:- Own entrance, open plan lounge/kitchen, inner hallway, 2 bedrooms and bathroom/WC.

Kitchen/ Living Room

Double glazed front aspect windows, double glazed front aspect door, laminate flooring, wall mounted radiator. Wall and base units, work surfaces, electric oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine, stainless steel sink, breakfast bar.

Inner Hallway

Laminate flooring.

Bedroom 1

Rear aspect window and door, laminate flooring, wall mounted radiator.

Bedroom 2

Rear aspect window, laminate flooring, wall mounted radiator.

Bathroom

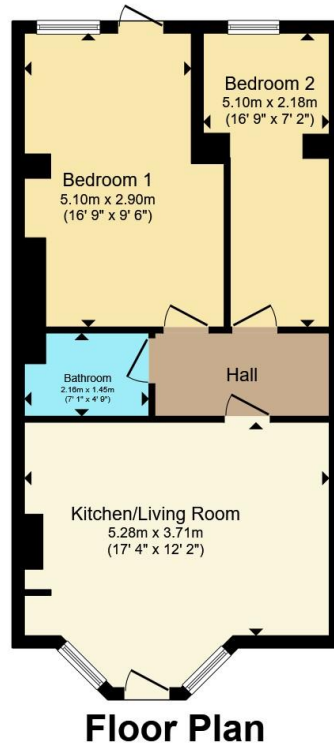
Bath, mains shower, low level toilet, wash hand basin, tiling, extractor fan.

Agents Note

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

The owner advises that the property is let to students and the total annual rent for 2026/27 is £16,500.





Total floor area 57.1 m² (615 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

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C

Council Tax
 Band: A

Service Charge: 600.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317458

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1988. 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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