



A fantastic opportunity to acquire a 2 bedroom apartment in the heart of Exeter, ideally situated for the City Centre, public transport and University. The apartment comprises :- Modern fitted kitchen, living/dining room, two bedrooms, family bathroom, parking space within the gated car park below and well tended to communal garden.

Constantine House  
Exeter £220,000

East of **EXE**

# Constantine House Exeter £220,000

Second Floor Apartment | Two Bedrooms | Modern Fitted Kitchen | Living/Dining Room | Family Bathroom | Parking space within the gated car park | Communal Garden | City Centre Location | Ideal Investment Opportunity | No Ongoing Chain

## APPROACH

Communal entrance with key/code entry to communal entrance hallway. Lift and stairs to second floor and to residents car park below building. Front door to apartment 36 and entrance hallway.

## ENTRANCE HALL

Spacious hallway with doors to living room, bedrooms and bathroom. Entry phone, telephone point, wall mounted Dimplex electric night storage heater, door to deep storage cupboard housing hot water tank and shelf, further door to another useful cupboard space.

## LIVING/DINING ROOM

Bright double aspect room with double glazed windows to side and rear enjoying a south and westerly aspect, two wall mounted Dimplex electric night storage heaters, TV and telephone points, opening through to the modern kitchen, double glazed French doors lead to a balcony enclosed by metal railings and outlook over the pretty communal garden area.

## KITCHEN

Good sized modern kitchen with double glazed window to rear aspect. Modern fitted kitchen with excellent range of base and wall units in a white finish, roll-edge worktop with tiled surround and inset stainless steel sink, integral electric single oven and ceramic hob with extractor hood over, space and plumbing for washer/dryer, space for freestanding fridge/freezer.

## BEDROOM 1

Spacious double bedroom with double glazed window to side aspect with outlook over the communal garden area, wall mounted Dimplex electric night storage heater, TV and telephone points, double doors to built-in wardrobe complete with hanging rail and shelf.

## BEDROOM 2

Further spacious bedroom with double glazed window to side aspect with outlook over the communal garden, wall mounted Dimplex electric night storage heater.

## BATHROOM

Modern white suite comprising. Low level WC, pedestal wash hand basin and bath with tiled surround, mixer tap with shower head attachment, extractor fan, shaver point, electric chrome ladder style radiator.

## COMMUNAL GARDENS

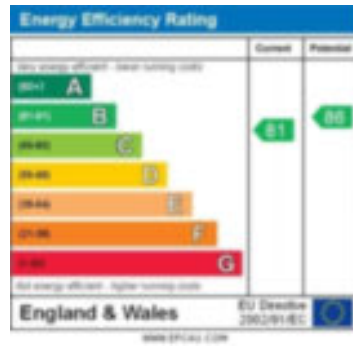
Fully enclosed communal garden area tastefully landscaped with paved and gravelled seating areas for enjoyment of a south/westerly aspect.

## PARKING

Securely gated residents car park located beneath the building with direct access via lift and stairs to allocated parking for one vehicle. Plus additional bike storage.

## AGENTS NOTES:

Leasehold details - To Be Confirmed  
Council Tax Band - C, Exeter City Council



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.