



## Acland House

Verney Street , Exeter, EX1 2FE

Guide Price 150,000 - £160,000

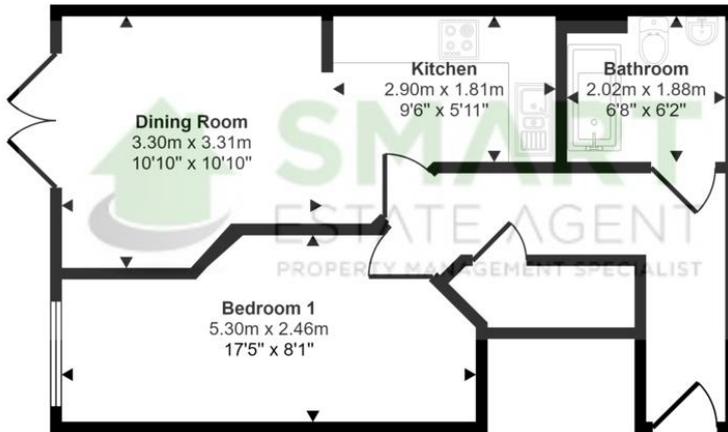
# Property Summary

A spacious apartment located in the heart of the City Centre which is great for all amenities including, shops, restaurants, amenities and access to the Quay. The property is ready to move into and great for first time buyers or investors.

As you enter the property there is an intercom system for access.



Approx Gross Internal Area  
42 sq m / 455 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- One Large Double Bedroom
- Modern Kitchen
- Open Plan Lounge / Dining Space
- Open Plan Living
- Exeter City Centre Location
- Ample Storage Throughout
- Quiet Tucked Away Location
- Council Tax Band A

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements