



**Connells**

The Old Bakery Withycombe Village Road  
Exmouth

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Exmouth EX8 3AE

for sale guide price  
**£160,000**



## Property Description

**GUIDE PRICE £160,000 - £170,000**

***A 2 bedroom GROUND FLOOR FLAT located in EXMOUTH with its own private entrance. This move-in-ready property includes a well-appointed kitchen, a cosy living area and modern amenities throughout. Enjoy the convenience of a dedicated parking space, ensuring hassle free access. Perfectly situated for a comfortable and relaxed lifestyle, this flat offers a delightful blend of comfort and convenience in the heart of Exmouth. The property comprises:- lounge/diner, kitchen, inner hallway, 2 bedrooms and shower room/WC.***



## Agents Note

There is an easement on the property, please enquire with the branch.

## Dining/ Living Room

23' 1" max into Diner x 10' 9" ( 7.04m max into Diner x 3.28m )

Double glazed door to rear, double glazed sliding door to rear, electric radiator.

## Kitchen

9' 6" x 5' 5" ( 2.90m x 1.65m )

Wall and base units, work surfaces, sink unit, electric oven, electric hob with extractor fan over, tiling.

## Bedroom 1

14' 2" x 7' 6" ( 4.32m x 2.29m )

Double glazed rear aspect window, electric heater.

## Bedroom 2

15' 1" x 8' 7" ( 4.60m x 2.62m )

Double glazed rear aspect window, built-in wardrobe, electric heater.

## Shower Room

Shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, mirror, spotlights, tiling, heated towel rail. Plumbing for washing machine.

## Outside

Level access to front door. Parking space.





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

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: D Council Tax  
 Band: A

Service Charge:  
 1188.00

Ground Rent:  
 60.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317078](http://connells.co.uk/Property/EXR317078)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1990. 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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