



Connells

Brook Close  
Exeter

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Exeter EX1 3JL

for sale guide price  
**£140,000**



### Property Description

**GUIDE PRICE £140,000-£150,000**

***A 2 bedroom SECOND FLOOR APARTMENT in a cul-de-sac, located in the Whipton area of Exeter close to local schools, shops, amenities and transport links. The property is ready to move into also has a lockable storage room, balcony area ideal for enjoying morning breakfast and a lawned garden at the rear with further brick built storage. NO CHAIN! The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge/diner, kitchen, 2 bedrooms, separate WC and bathroom.***



## Agents Note

There is an easement on the title, please enquire with the branch,

## Communal Entrance Hall

Storage cupboard. Stairs to second floor.

## Entrance Hall

Double glazed side aspect door, storage cupboard with shelves, laminate floor, wall mounted radiator.

## Living/ Dining Room

10' 6" x 11' 4" max ( 3.20m x 3.45m max )  
Double glazed front aspect window, double glazed door to balcony area with wrought iron railings, laminate floor, wall mounted radiator.

## Kitchen

9' 9" x 7' 5" ( 2.97m x 2.26m )  
Double glazed rear aspect window, wall and base units, work surfaces, electric oven, gas hob, tiling, stainless steel sink unit, space for fridge freezer, boiler, plumbing for washing machine, extractor fan, storage area with shelving, wall mounted radiator.

## Bathroom

Double glazed obscured rear aspect window, bath with electric shower over, wash hand basin, tiling, wall mounted radiator.

## Separate WC

Double glazed obscured rear aspect window, tiled floor, wall mounted radiator.

## Bedroom 1

11' 6" x 11' 5" ( 3.51m x 3.48m )  
Double glazed front aspect window, wall mounted radiator.

## Bedroom 2

10' 9" max x 10' 5" max ( 3.28m max x 3.17m max )  
Double glazed rear aspect window, wall mounted radiator.

## Outside

Lawned garden at rear, brick built store.





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: C Council Tax Band: A

Service Charge: 479.64 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317222](http://connells.co.uk/Property/EXR317222)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Nov 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.

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