Connells

Russet Avenue
Exeter

Russet Avenue
Exeter EX1 3QB

for sale guide price
£150,000

Property Description

GUIDE PRICE £150,000 - £160,000

This fantastic ground floor flat presents an excellent opportunity for first-time buyers, investors or those looking to downsize, offering well-maintained and spacious accommodation throughout. The property benefits from its own self-contained entrance leading into a welcoming hallway with two useful storage cupboards, including a generous walk-in cupboard. The living/dining room is bright and comfortable, with a window to the front overlooking the private garden, while the modern fitted kitchen is equipped with a built-in double oven and hob along with space for a slimline dishwasher and washing machine.

The double bedroom is well-proportioned and features a useful recess currently utilised as wardrobe space. The accommodation is completed by a newly fitted shower room, while the property also benefits from gas central heating and double glazing for added comfort. Outside, the flat enjoys a private front garden beautifully landscaped with a decorative paved seating area and enclosed by a low-level fence with trailing plants providing additional privacy. To the rear of the property there is a communal garden along with a shared clothes drying area. Early internal viewing is highly recommended to fully appreciate this superb home.

Agents Note

There is an easement on the title, please enquire with the Branch.

Entrance Hall

Storage cupboard.

Living Room

Double glazed front aspect window, wall mounted radiator.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, space for fridge freezer, boiler, built-in electric oven and hob, plumbing for washing machine, stainless steel sink unit, wall mounted radiator.

Bedroom

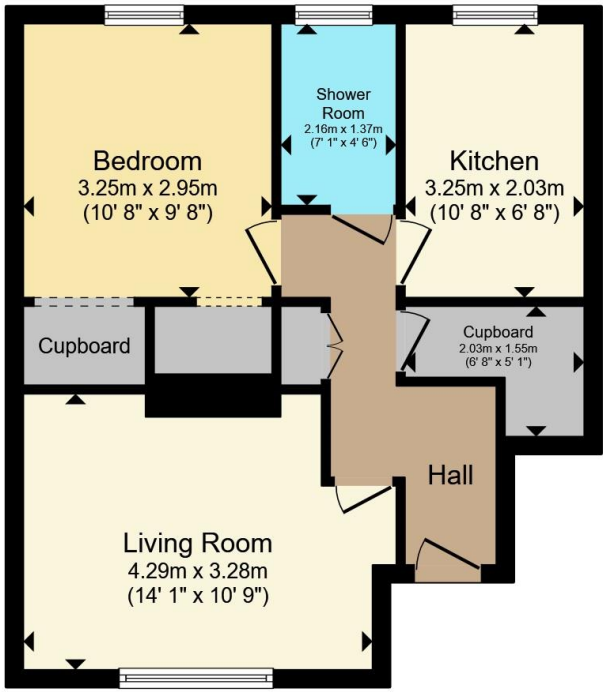
Double glazed rear aspect window, two large storage cupboards, wall mounted radiator.

Shower Room

Double glazed rear aspect window, under floor heating, large walk-in shower, low level toilet, wash hand basin and drawer unit, heated towel rail.

Front Garden

Lawn and fence surround.



Floor Plan

Total floor area 46.2 m² (498 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

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To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: C

Council Tax Band: A

Service Charge: 506.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317600

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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