



Parr Street, Exeter    **£150,000**





YOUR MOVE





Parr Street, Exeter

£150,000

### Property Description

**\*\* CITY CENTRE LOCATION \*\*** This is an excellent and very spacious top floor maisonette apartment located in the popular area of Newtown. This well presented maisonette offers generous accommodation featuring an open plan living space, modern fitted kitchen, two double bedrooms, family bathroom, store room and workshop. The property additionally benefits from gas central heating. An ideal **FIRST TIME BUY**. EPC Grade D. A full copy of the EPC available on request.

### Our View

The property offers an excellent opportunity for investors and first time buyers, being in such a central location.

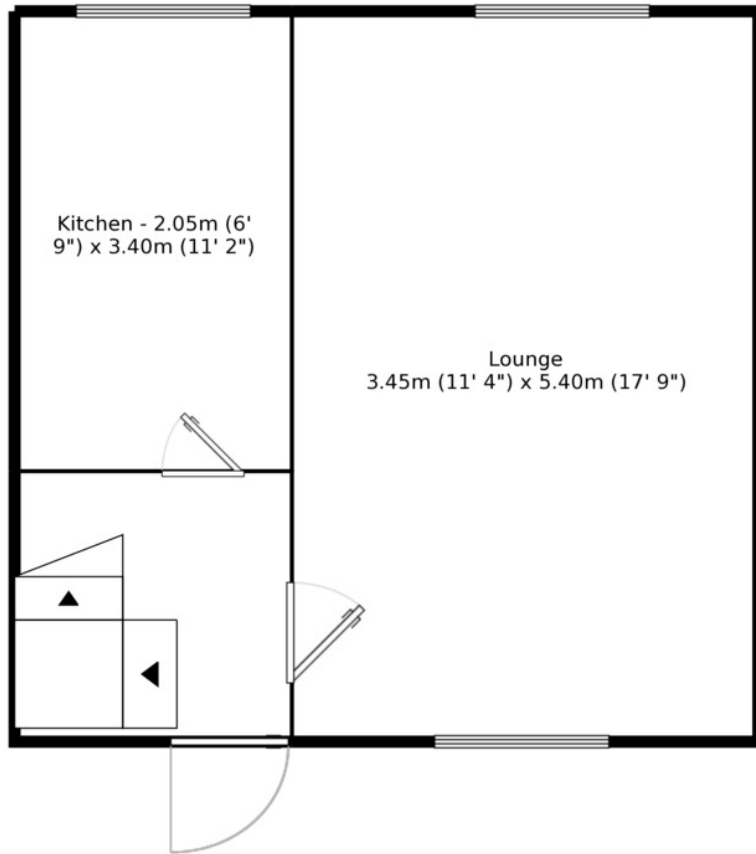
### Location

**ALL ABOUT THE LOCATION** - located in this highly convenient position being within walking distance of the City Centre and Royal and Devon Hospital.

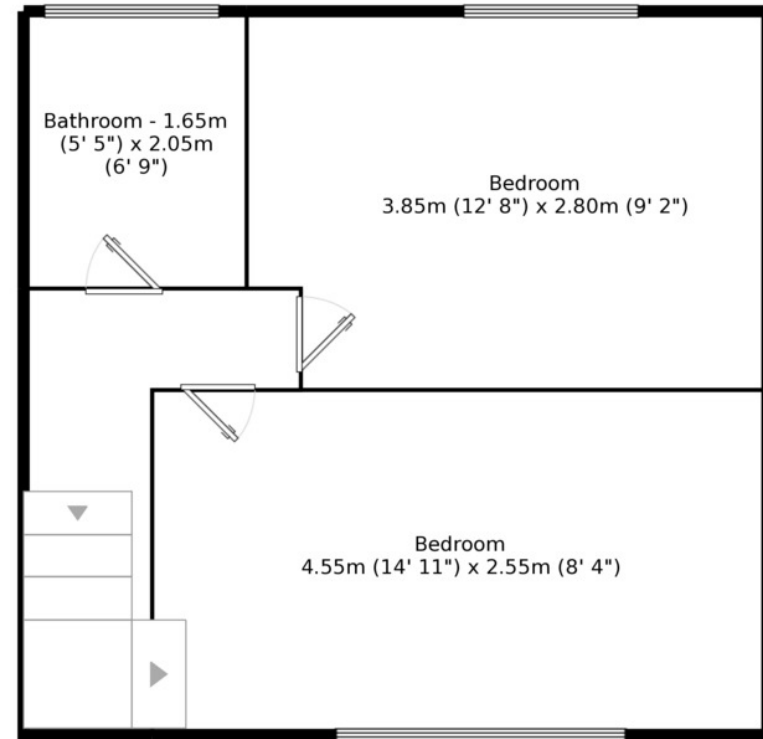


**EPC Grade D**  
**For full EPC please contact the branch**

Ground Floor  
Floor Size: 29.7 m<sup>2</sup>, 319.7 ft<sup>2</sup>



First Floor  
Floor Size: 29.4 m<sup>2</sup>, 316.7 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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\*Calls may be recorded and/or monitored for training and/or security purposes.

