



8 The Mint, Exeter, EX4 3BL

Offers In Region Of £115,000 Freehold

8 The Mint

1 Bedroom, 1 Bathroom

Offers In Region Of £115,000

- City Centre Location
- One Bedroom
- Character property
- Fitted Kitchen
- Spread over three floors
- Gated Access



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



DESCRIPTON A characterful one bedroom period cottage offered for sale in good condition, conveniently situated within the heart of the City Centre, ideal for those working in the City. The property has a quirky feel to it with a Kitchen and Bathroom on the ground floor, Lounge on the first floor and Bedroom on the top floor. No onward chain

ENTRANCE Wrought iron gate leading to Courtyard area. Steps up to wooden front door, partly glazed leading straight into:

KITCHEN 8' 10" x 7' 9" (2.71m x 2.37m) Wooden window to front elevation, fitted range of eye and base level units, built-in electric oven with hob above, extractor fan. plumbing for a washing machine, further appliance space, stainless steel sink with a single drainer, tiled splashback, tiled flooring. Electric heater. Door leading through to:

BATHROOM 4' 8" x 8' 2" (1.43m x 2.51m) Three piece suite benefiting from a panel enclosed bath, wash hand basin, low level WC. Part tiled walls, Extractor fan.

FIRST FLOOR Stairs from Kitchen leading up to:

First Floor Living Room 12' 10" x 9' 0" (3.92m x 2.77m) Wooden window to front elevation. Separate window to rear elevation. Inset fireplace with electric fire. Built-in storage cupboard with shelving. Telephone point. Electric heater.

SECOND FLOOR Stairs from Living Room leading up to:

BEDROOM 13' 0" x 9' 0" (3.98m x 2.76m) Window to front elevation. Double window to rear elevation. Further window to side elevation. Electric heater.

SERVICE CHARGE

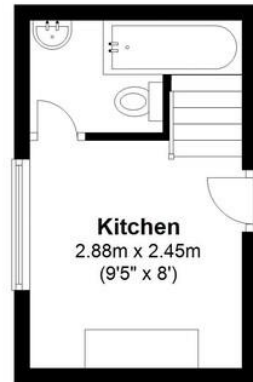
The property has a service charge of £437 per annum for the external communal areas.





Ground Floor

Approx. 13.2 sq. metres (141.9 sq. feet)



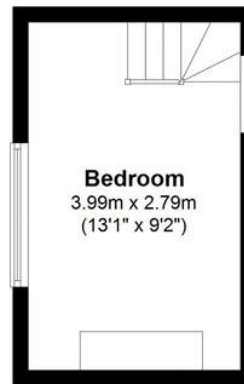
First Floor

Approx. 12.4 sq. metres (133.1 sq. feet)



Second Floor

Approx. 12.4 sq. metres (133.1 sq. feet)



This plan is for guidance only and not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

Martin & Co Exeter – Cooksleys

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T: • E:

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.