



**FLAT 5
PAPERMAKER HOUSE
EXE STREET
EXETER
EX4 3DX**



GUIDE PRICE £160,000 LEASEHOLD



An opportunity to acquire a fabulous purpose built second floor apartment. Occupying a highly convenient position close to exeter city centre, riverside walks and St Davids mainline railway station. Good decorative order throughout. Reception hall. Spacious open plan lounge/dining room with modern kitchen. Double bedroom. Modern shower room. Triple glazed windows. Underfloor heating. Communal garden. Pleasant outlook and views over neighbouring area. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Door providing access to communal bin store. Stairs lead to:

COMMUNAL SECOND FLOOR LANDING

Private door leads to:

FLAT 5

RECEPTION HALL

Smoke alarm. Telephone intercom. Deep storage cupboard housing electric consumer unit and boiler serving underfloor heating and hot water supply. Door to:

LOUNGE/DINING ROOM/KITCHEN

16'5" (5.0m) x 13'6" (4.11m) maximum reducing to 10'0" (3.05m). A light and spacious room with laminate wood effect flooring. Telephone point. Smoke alarm. Television aerial point. Underfloor heating. Double glazed window to front aspect with pleasant outlook over neighbouring area and beyond.

Kitchen area – fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with matching splashback. Single drainer sink unit. Fitted electric cooker and grill including electric hob, stainless steel hob with filter/extractor hood over. Space for upright fridge freezer.

From reception hall, door to:

BEDROOM

11'2" (3.40m) x 10'4" (3.15m). Television aerial point. Underfloor heating. Double glazed window to rear aspect.

From reception hall, door to:

SHOWER ROOM

A modern matching white suite comprising tiled shower cubicle with fitted shower unit. Low level WC. Wash hand basin. Tiled wall surround. Electrically heated towel rail. Underfloor heating. Light/shaver point. Extractor fan.

OUTSIDE

Access gained via second floor communal landing. Door providing access to a good size rear communal garden with drying areas.

TENURE

LEASEHOLD (1/8th share of Freehold). We have been advised by our client the property in question was granted a lease term of 125 which commenced 1st January 2014.

SERVICE/MAINTENANCE CHARGE

We have been advised the current charge is £689 per annum to include ground rent.

COUNCIL TAX

Band A

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 4th exit left into Bonhay Road and continue along. Opposite the Mill on the Exe public house turn right into Exe Street and Papermaker House will be found a short way along on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE

TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

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REFERENCE

CDER/0624/8667/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		