



**99 GRAS LAWN  
ST LEONARDS  
EXETER  
EX2 4ST**



**£300,000 LEASEHOLD**



A fabulous purpose built ground floor apartment with its own good size private rear garden and garage situated within this highly desirable residential development providing great access to local amenities, Royal Devon & Exeter hospital and Exeter city centre. Presented in good decorative order throughout. Two bedrooms. Reception hall. Light and spacious lounge/dining room open plan to modern kitchen. Modern shower room. Gas central heating. uPVC double glazing. Pleasant outlook over neighbouring green. Good size enclosed rear garden. Private single garage. No chain. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Private door leads to:

### **RECEPTION HALL**

Engineered oak wood flooring. Radiator. Telephone intercom. Airing cupboard housing hot water tank. Deep understair storage cupboard. Door to:

### **LOUNGE/DINING ROOM**

27'10" (8.47m) x 11'0" (3.35m) maximum reducing to 8'2" (2.49m). A fabulous light and spacious open plan room. Engineered oak wood flooring. Two radiators. Telephone point. Television aerial point. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed double opening French doors providing access and outlook to rear garden. Open plan to:

### **KITCHEN**

11'0" (3.35m) x 9'4" (2.84m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Integrated upright fridge freezer. Plumbing and space for washing machine. Integrated slimline dishwasher. Wall mounted boiler serving central heating and hot water supply. Engineered oak wood flooring. uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM 1**

12'8" (3.86m) maximum x 10'0" (3.05m) maximum. Radiator. Built in double wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring communal green.

From reception hall, door to:

### **BEDROOM 2**

9'4" (2.84m) into recess maximum x 7'6" (2.29m) average measurement. Radiator. uPVC double glazed window to side aspect.

From reception hall, door to:

### **SHOWER ROOM**

7'4" (2.24m) x 6'0" (1.83m). A modern matching white suite comprising double length tiled shower enclosure with glass shower screen and fitted mains shower unit. Wash hand basin with modern style mixer tap. Low level WC. Shaver point. Part tiled walls. Heated ladder towel rail. Fitted mirror. Extractor fan.

### **OUTSIDE**

The property benefits from its own private enclosed rear garden which is of a good size and consists of an attractive paved patio and an area laid to lawn. Further area laid to decorative stone chippings for ease of maintenance with various maturing shrubs and plants. The rear garden is enclosed to all sides whilst a side gate provides pedestrian access. The property also benefits from a private single garage in a block close by.

### **SINGLE GARAGE**

17'0" (5.18m) x 8'6" (2.59m). With power and light. Up and over door providing vehicle access. Pitch roof providing additional storage space.

### **TENURE**

LEASEHOLD. We have been advised a 999 year lease was granted in February 2001.

### **SERVICE/MAINTENANCE CHARGE**

We have been advised the current charge is £1,490.61 per annum.

### **GROUND RENT**

We have been advised the current charge is £244 per annum.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, and Vodafone voice and data limited, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – High risk

Mining: No risk from mining

Council Tax: Band C (Exeter)

## **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue along passing County Hall, at the traffic light junction turn left into Barrack Road then 3<sup>rd</sup> left into Gras Lawn. Continue down into the development bearing left then right and the property in question will be found on the right hand side.

## **VIEWING**

**Strictly by appointment with the Vendors Agents.**

## **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 check 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 check 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.

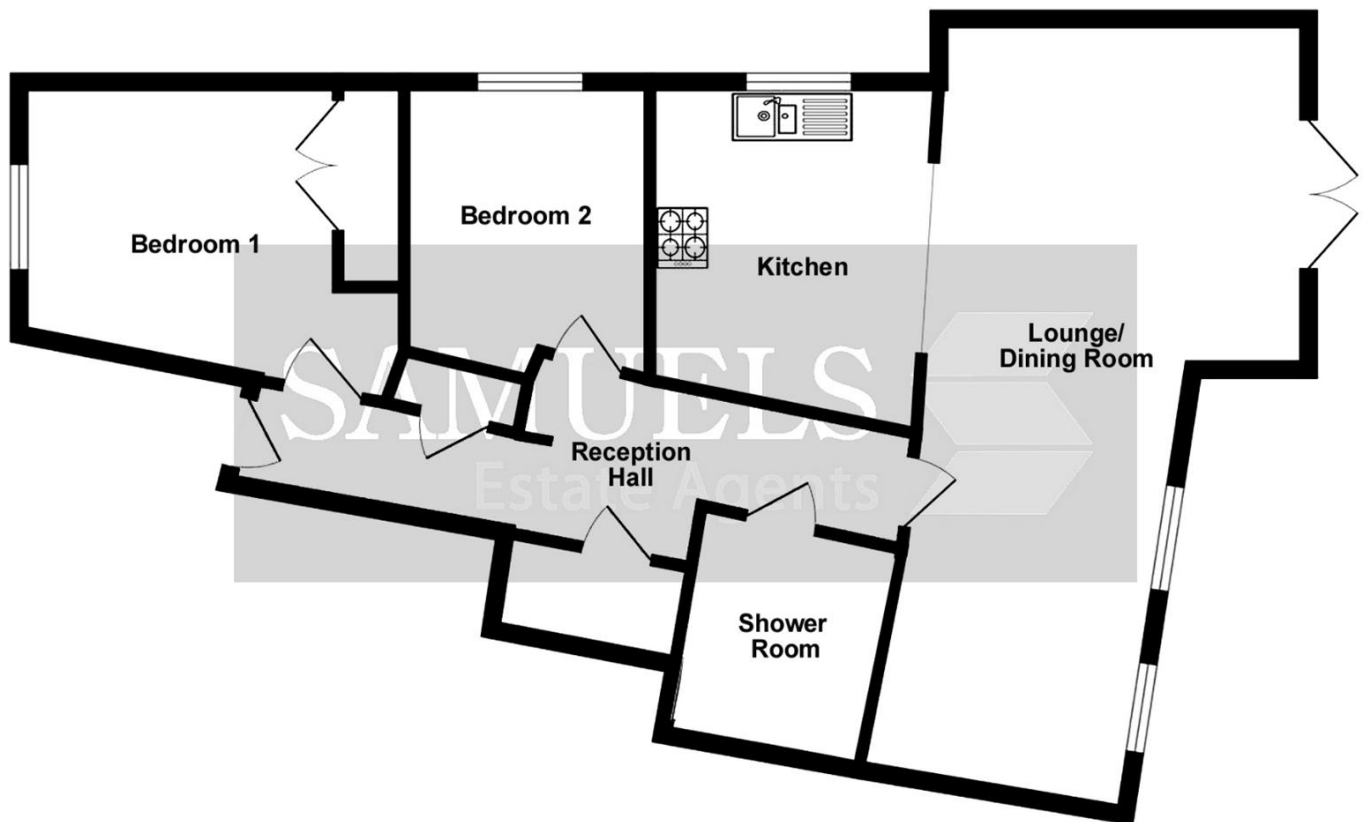
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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.

## **REFERENCE**

**CDER/0125/8839/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		