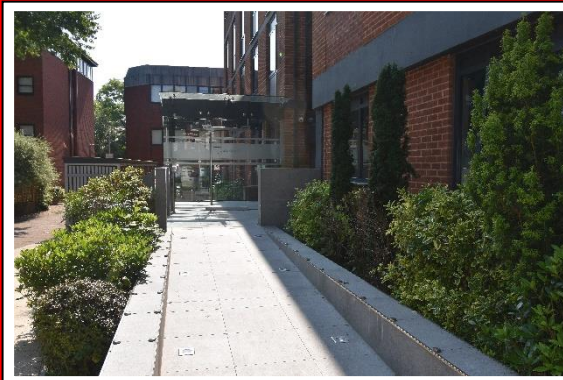




**12 TRINITY COURT  
SOUTHERNHAY EAST  
EXETER  
EX1 1PD**



**£290,000 LEASEHOLD**



A stylish purpose built first floor apartment situated within this highly desirable location with fine outlook and views over Southernhay Gardens just a short walk from Cathedral green, city centre and all other amenities. Light and spacious living accommodation finished to a particularly high standard. Two double bedrooms. Luxury ensuite shower room to master bedroom. Modern fitted kitchen open plan to light and spacious lounge/dining room. Bathroom. A must see property. Viewing highly recommended.

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

Communal front door, accessed via telephone/video intercom, leads to:

### **COMMUNAL ENTRANCE LOBBY**

Further door provides access to:

### **COMMUNAL RECEPTION HALL**

Stairs or lift lead to:

### **FIRST FLOOR**

Private door leads to:

### **RECEPTION HALL**

A spacious hallway. Radiator. Inset LED spotlights. Storage cupboard housing boiler serving central heating and hot water supply. Thermostat control panel. Telephone/video intercom. Double width utility cupboard with plumbing and space for washing machine, power and light, electric consumer unit and LED spotlight. Door leads to:

### **KITCHEN**

15'8" (4.78m) x 8'2" (2.49m). A luxury modern fitted kitchen comprising an extensive range of matching gloss fronted base, drawer and eye level cupboards. 1½ bowl sink unit with single drainer and modern style mixer tap. Roll edge work surface. Matching splashback. Fitted Siemens double oven/grill. Neff microwave/grill. Integrated Bosch dishwasher. Electric hob with stainless steel splashback and Siemens filter/extractor hood over. Integrated upright fridge freezer. Larder cupboard. Tiled floor. Inset LED spotlights to ceiling. Open plan to:

### **LOUNGE/DINING ROOM**

22'4" (6.81m) x 14'4" (4.37m) (average measurement). A light and spacious room. Engineered oak wood flooring. Two radiators. Telephone point. two double glazed windows to rear aspect offering fine outlook over neighbouring Southernhay Gardens.

From reception hall, door to:

### **BEDROOM 1**

16'10" (5.13m) (average measurement) x 11'5" (3.48m) maximum. Built in double wardrobe with mirror fronted doors. Radiator. Television aerial point. Telephone point. Double glazed window to front aspect again offering fine outlook over neighbouring Southernhay Gardens. Door leads to:

### **ENSUITE SHOWER ROOM**

7'6" (2.29m) x 5'6" (1.68m). A luxury modern matching white suite comprising double width tiled shower enclosure with toughened glass screen and fitted mains shower unit. Low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap and drawer space beneath. Part tiled walls. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Part frosted double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM 2**

14'2" (4.32m) x 9'10" (3.0m) maximum. Radiator. Built in double wardrobe with mirror fronted doors. Double glazed window to side aspect.

From reception hall, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with tiled splashback, fitted mains shower unit over and glass shower screen. Low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap. Part tile wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Fitted mirror. Extractor fan.

### **TENURE**

**LEASEHOLD.** A lease term of 999 years was granted on 8<sup>th</sup> January 2016.

### **GROUND RENT**

£ZERO

### **MAINTENANCE/SERVICE CHARGE**

We have been advised the current charge is £5,801.23 per annum.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Central heating

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

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D (Exeter)

## 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.

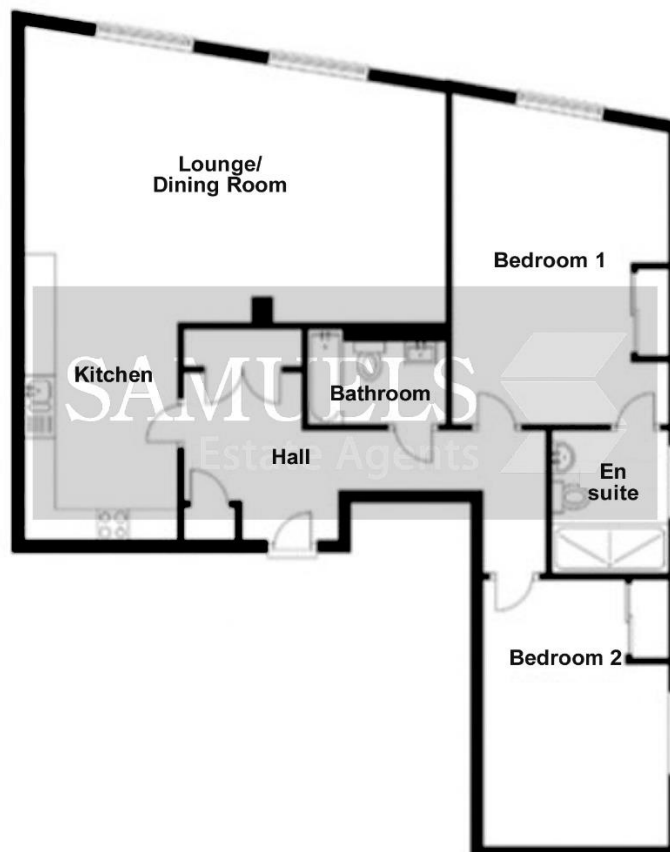
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0325/8435/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		