



**ABBEY COURT
196A TOPSHAM ROAD
ST LEONARDS
EXETER
EX2 6AA**

PROOF COPY



£210,000 LEASEHOLD



A fabulous purpose built first floor apartment occupying a highly convenient position providing good access to local amenities including Royal Devon & Exeter hospital, city centre and riverside walks. Presented in good decorative order throughout. Two bedrooms. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Modern bathroom. Gas central heating. uPVC double glazing. Balcony with pleasant outlook and views over neighbouring area and beyond. Garage. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door to:

COMMUNAL HALLWAY

Communal stairs to

COMMUNAL FIRST FLOOR LANDING

Shared walk in storage room with electric light and uPVC double glazed window to rear aspect. Private door leads to:

RECEPTION HALL

Smoke alarm. Access to roof void. Thermostat control panel. Inset LED spotlights to ceiling. Cupboard housing boiler serving central heating and hot water supply. Electric meter, gas meter and consumer unit. Part glazed door leads to:

LOUNGE/DINING ROOM

14'5" (4.39m) x 11'4" (3.45m). A Light and spacious room. Radiator. Television aerial point. uPVC double glazed double opening doors, with matching side windows, providing access to:

PRIVATE BALCONY

Offering fine views and outlook over neighbouring area, parts of Exeter and countryside beyond.

From lounge/dining room, large square opening to:

KITCHEN

11'0" (3.35m) x 6'2" (1.88m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Work surfaces with matching splashback. Fitted oven. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated upright fridge freezer. Plumbing and space for washing machine. Tiled floor. Upright storage cupboard. Part glazed door to reception hall. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring area, parts of Exeter and countryside beyond.

From reception hall, door to:

BEDROOM 1

11'10" (3.61m) excluding wardrobe space x 10'2" (3.10). Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. Additional storage cupboards over. Two uPVC double glazed windows to front aspect.

From reception hall, door to:

BEDROOM 2

10'2" (3.10) x 7'5" (2.26m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

8'4" (2.54m) x 5'0" (1.52m). A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit over, curved glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap set within vanity unit with cupboard/storage space beneath. Low level WC with concealed cistern. Twin medicine cabinet with pelmet lighting and fitted mirror. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from a private **single garage** which is situated to the rear of the building (1st garage from left).

TENURE

Leasehold. We have been advised a lease term of 999 years was granted on 1st January 2015.

MAINTENANCE

We have been advised the current maintenance charge is £75 per month.

DIRECTIONS

Proceeding out of Exeter down Holloway Street proceed along which connects to Topsham Road and continue straight ahead passing County Hall and just passed the Buckerell Lodge you will find Abbey Court on the right hand side just before the parade of shops.

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.

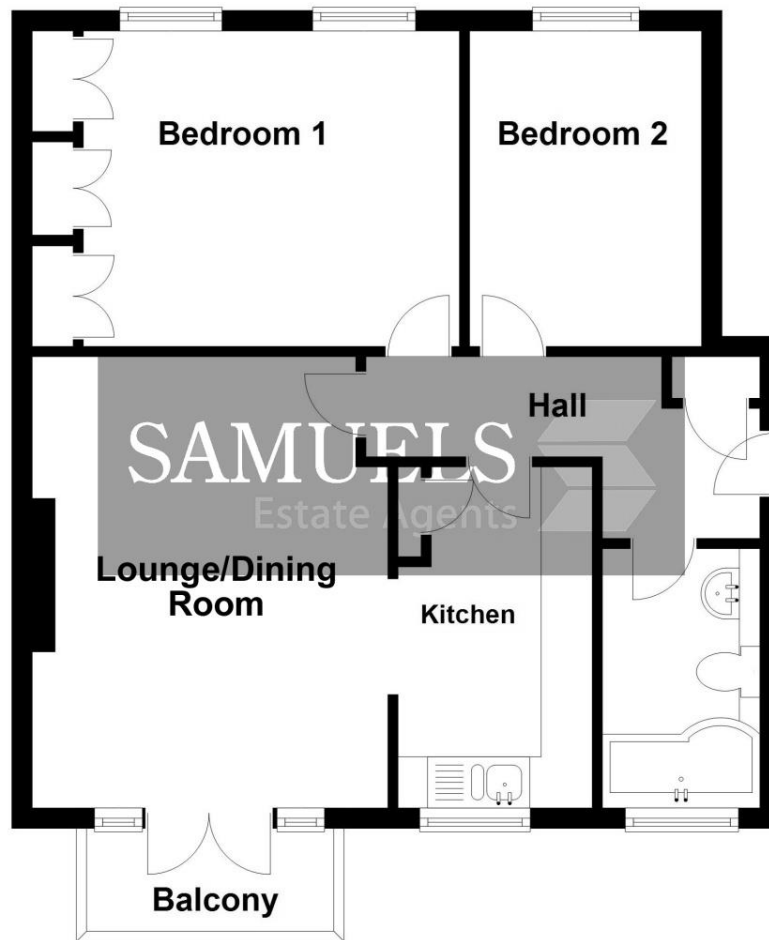
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8569/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		