

**6 SUMMERLANDS COURT  
HEAVITREE ROAD  
EXETER  
EX1 2LY**



**£225,000 LEASEHOLD**



A beautifully presented purpose built top floor apartment occupying a highly convenient position within walking distance to Exeter city centre. Fine outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond. Two bedrooms. Reception hall. Access via telephone intercom. Light and spacious lounge/dining room. Modern kitchen. Refitted modern bathroom. Gas central heating. uPVC double glazing. Garage. 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**

Stairs lead to:

### **COMMUNAL SECOND FLOOR**

Private door leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Telephone intercom. Door to:

### **LOUNGE/DINING ROOM**

18'4" (5.59m) x 11'10" (3.61m). A light and spacious room. Two radiators. Telephone point. Television aerial point. Fitted shelving. Storage cupboard. uPVC double glazed windows to both front and side aspects offering fine outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond. Doorway opens to:

### **KITCHEN**

11'6" (3.51m) x 6'10" (2.08m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Electric double oven/grill with electric hob. Washing machine (included in sale). Dishwasher (included in sale). Recess for upright fridge freezer. Two radiators. Tiled floor. Wall mounted boiler serving central heating and hot water supply. Cupboard housing gas meter. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

### **BEDROOM 1**

12'10" (3.91m) x 11'10" (3.61m) maximum into wardrobe space. Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed windows to both side and rear aspects again offering fine outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond

From reception hall, door to:

### **BEDROOM 2**

9'8" (2.95m) x 7'2" (2.18m). Radiator. Access to roof void. uPVC double glazed window to rear aspect with outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

From reception hall, door to:

### **BATHROOM**

7'0" (2.13m) maximum x 6'0" (1.83m) maximum. A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Heated ladder towel rail. Extractor fan.

### **OUTSIDE**

The property benefits from a private garage which is situated directly behind Summerlands Court. In addition to this there are 4 communal parking spaces on a first come first serviced basis.

### **LEASE INFORMATION/MAINTENANCE/SERVICE CHARGES**

The property is offered on a leasehold basis and benefits from a 1/6th share of the freehold (vested in Summerlands Court Management Company Ltd). The term of the lease is 199 years from 1 Jan 1973, with 147 years remaining. There is an annual service charge of £1,250 (payable quarterly) to cover buildings insurance, management and maintenance of shared areas

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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 – Very Low risk

Mining: No risk from mining

Council Tax: Band B

## **DIRECTIONS**

From Exeter city centre proceed to the bottom of Paris Street to the roundabout and take the 3<sup>rd</sup> exit into Heavitree Road. Continue along Heavitree Road where Summerland Court will be found after a short distance on the right hand side between Denmark Road and Spicer Road.

## **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.

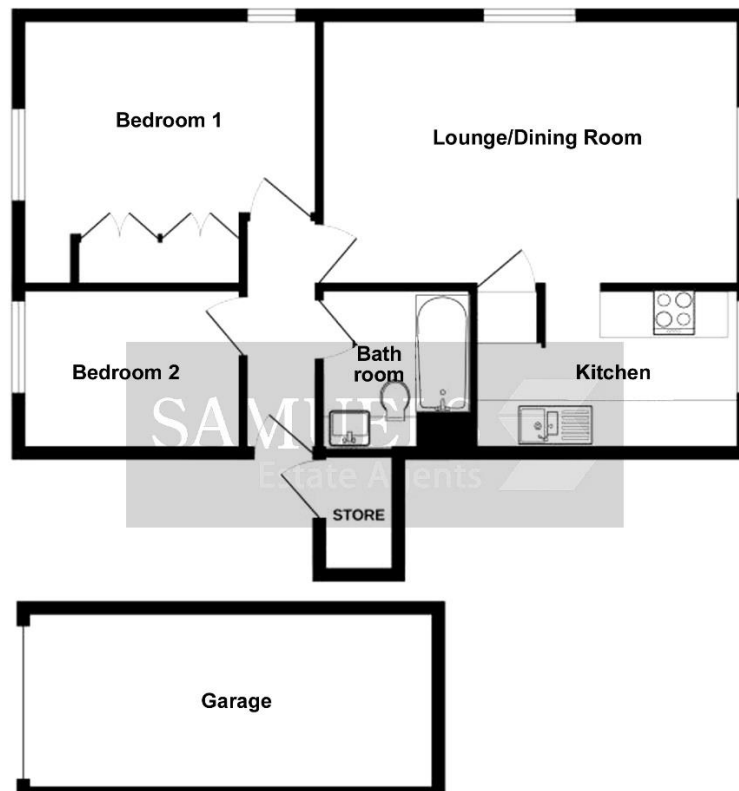
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0525/8947/AV**



**603 sq.ft. (56.0 sq.m.) approx**

Floor plan for illustration purposes – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		