

**15 BLACKBOY ROAD
EXETER
DEVON
EX4 6SW**

PROOF COPY



£220,000 LEASEHOLD



An opportunity to acquire a spacious three bedroom maisonette occupying a highly convenient position within easy access to Belmont Park, St James railway station and city centre. Private entrance. Reception hall. Light and spacious lounge/dining room. Kitchen. Bathroom. Three good size bedrooms. Roof terrace. Gas central heating. uPVC double glazing. Ideal investment/first time buy purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Private part obscure uPVC double glazed front door leads to:

ENTRANCE HALL

Cloak hanging space. Stairs leading to:

FIRST FLOOR LANDING

Cupboard housing electric consumer unit and meter. Door leads to:

FIRST FLOOR INNER LANDING

Stairs leading to second floor. Door to:

LOUNGE/DINING ROOM

17'10" (5.44m) x 10'8" (3.25m). A light and spacious room. Radiator. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Glass panelled door, with matching side window, provides access to roof terrace.

From first floor inner landing, door to:

KITCHEN

10'6" (3.20m) x 10'4" (3.15m). 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. Fitted oven. Four ring electric hob with filter/extractor hood over. Space for upright fridge freezer. Upright storage cupboard. Inset LED spotlights to ceiling. Radiator. uPVC double glazed window to rear aspect with outlook over roof terrace.

From first floor inner landing, door to:

BEDROOM 3

11'0" (3.35m) excluding recess x 8'4" (2.54m). Radiator. Built in cupboard housing boiler serving central heating and hot water supply. Gas meter. uPVC double glazed window to front aspect.

SECOND FLOOR LANDING

uPVC double glazed window to rear aspect. Smoke alarm. Door to:

BEDROOM 1

17'0" (5.18m) maximum x 9'5" (2.87m) (Part sloped ceiling). Two radiators. Two uPVC double glazed windows to front aspect. Large wardrobe recess.

From second floor landing, door to:

BEDROOM 2

17'4" (5.28m) x 9'4" (2.84m) maximum (Part sloped ceiling). Double glazed Velux window to rear aspect. Radiator. uPVC double glazed window to front aspect.

From second floor landing, door to:

BATHROOM

9'2" (2.79m) x 9'0" (2.74m) maximum (Part sloped ceiling). A spacious bathroom incorporating utility area comprising corner panelled bath with electric shower unit over. Low level WC. Wash hand basin. Utility area with plumbing and space for washing machine. Tiled wall surround. Radiator. Double glazed Velux style window to rear aspect.

OUTSIDE

The property benefits from its own private roof terrace with felt flooring and railing surround.

TENURE

LEASEHOLD. We have been advised by our client the property in question will be granted a lease term of 99 years.

SERVICE/MAINTENANCE CHARGE

We await the confirmation of the charges from our client

GROUND RENT

We await confirmation of the charge from our client

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 (Exeter)

DIRECTIONS

From Sidwell street roundabout take the turning into Blackboy road. Continue along and the property in question will be found on the left 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.

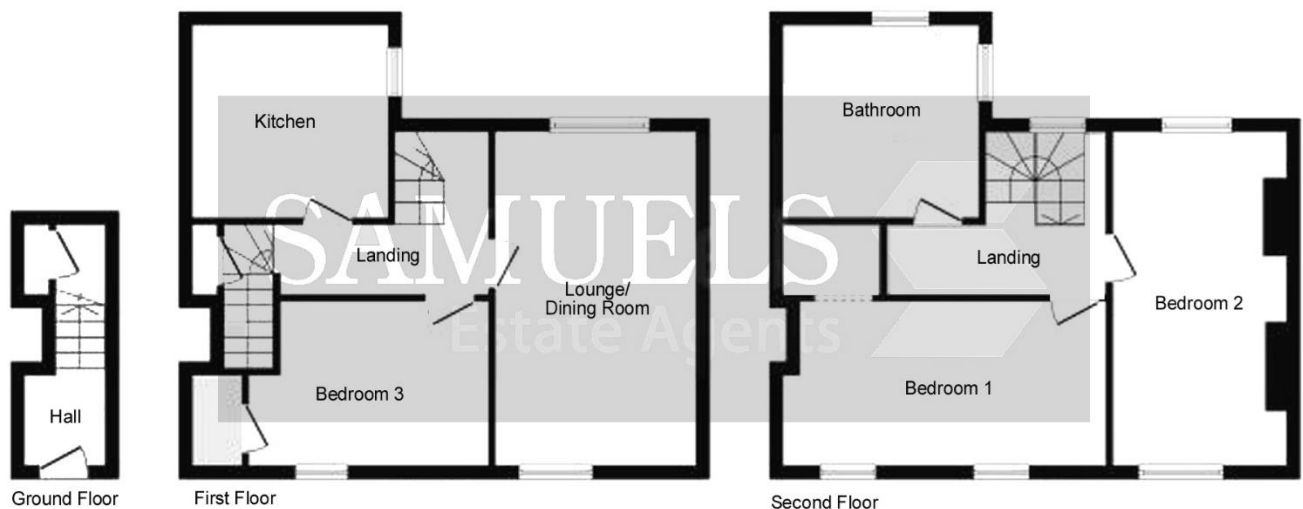
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8927/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
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		