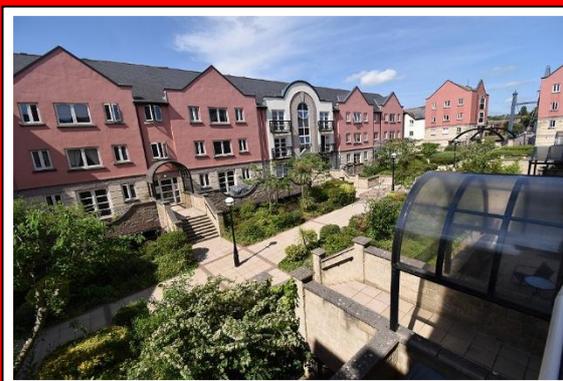




**10 WATERSIDE
HAVEN ROAD
EXETER
EX2 8GU**



£190,000 LEASEHOLD



A well presented purpose built first floor apartment situated within this popular gated development neighbouring Exeter quayside. Light and spacious living accommodation. Two bedrooms. Well proportioned open plan lounge/dining room. Modern kitchen. Reception hall. Modern bathroom. Electric heating. uPVC double glazing. Private and secure underground car parking space. Communal gardens. Highly convenient position providing good access to local amenities, Exeter quayside and city centre. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs lead to:

COMMUNAL FIRST FLOOR LANDING

Private door leads to:

RECEPTION HALL

Night storage heater. Electric consumer unit. Telephone point. Smoke alarm. Airing cupboard, with fitted shelf, housing hot water tank. Additional deep storage cupboard. Door to:

LOUNGE/DINING ROOM

23'6" (7.19m) x 14'6" (4.42m) maximum reducing to 6'6" (1.98m) dining room end. A light and spacious open plan room. Two night storage heaters. Telephone point. Television aerial point. Three wall light points. Three uPVC double glazed windows to front aspect with outlook over communal gardens. Feature archway opens to:

KITCHEN

8'10" (2.69m) x 7'6" (2.29m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for upright fridge freezer. Plumbing and space for washing machine. Fitted electric oven. Four ring electric hob with filter/extractor hood over.

From reception hall, door to:

BEDROOM 1

13'2" (4.01m) x 8'10" (2.69m). Electric wall heater. uPVC double glazed window to rear aspect.

From reception hall, door to:

BEDROOM 2

10'0" (3.05m) maximum x 8'10" (2.69m). Electric wall heater. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

7'8" (2.30m) maximum x 6'8" (2.03m). A matching white suite comprising panelled bath with central mixer tap, fitted electric shower unit over, glass shower screen and tiled splashback. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Extractor fan.

OUTSIDE

The property benefits from the use of the well kept communal gardens and also benefits from secure underground car parking space (numbered 10).

TENURE

Leasehold. We have been advised a lease term of 125 years was granted on 1st December 1989.

SERVICE/MAINTENANCE CHARGE

We have been advised the current charges is £1,302.65 payable every 6 months

MANAGEMENT COMPANY/SHARE OF FREEHOLD

Haven Banks Management Company Limited Exeter

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left onto Alphington Street and at the traffic light junction turn left into Haven Road. Continue around bearing left again a continuation of Haven Road and the Waterside Development 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.

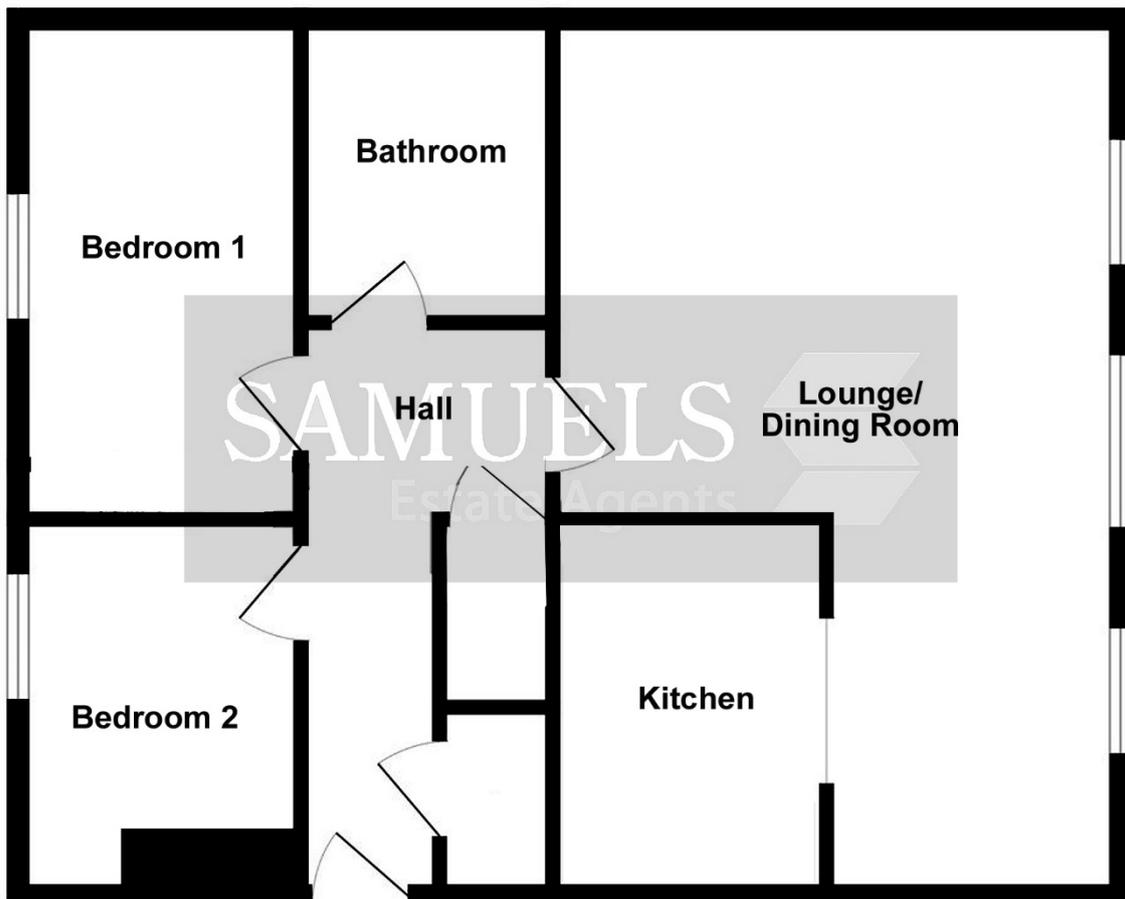
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0625/8969/AV



Floor plan for illustration purposes – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |