



**FLAT 4, HOMECLYST HOUSE
ALPHINGTON STREET
EXETER
EX2 8AS**

PROOF COPY



£75,000 LEASEHOLD



A ground floor purpose built retirement apartment occupying a level position providing good access to local shops, public transport, and Exeter Quayside. Reception hall. Lounge/dining room. Kitchen. Double bedroom. Bathroom. Communal facilities include lift, residents lounge, laundry room, guest suite and communal gardens. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Private door to Flat 4.

RECEPTION HALL

Smoke alarm. Alarm pull cord. Deep storage/airing cupboard with automatic electric light. Fitted shelving, Lagged hot water tank, electric fuse box and meter. Door leads to:

LOUNGE/DINING ROOM

19'4" (5.89m) x 10'10" (3.30m). Night storage heater. Television aerial point. Telephone point. Two wall light points. Alarm pull cord. uPVC double glazed door provides access to front aspect/communal garden.

Feature archway opens to:

KITCHEN

7'6" (2.29m) x 5'5" (1.65m). Fitted with a range of matching base drawer and eye level cupboards. Marble effect roll edge work surfaces. Single drainer sink unit. Space for electric cooker. Space for fridge. Tiled walls. Extractor fan.

From reception hall, door to:

BEDROOM ONE

15'2" (4.62m) excluding wardrobe space x 8'6" (2.59m). Night storage heater. Built in double wardrobe. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

6'10" (2.08m) x 5'2" (1.57m). A matching suite comprising panelled bath with electric shower unit over. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath. Tiled wall surround. Electric wall heater. Extractor fan.

TENURE

LEASEHOLD. We await confirmation from our clients solicitor concerning the full lease details.

AGENTS NOTE

It is a conditional purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years.

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street and at the traffic light junction proceed straight ahead and continue along and Homeclyst House will be found on the left hand side before the railway bridge.

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 investigations 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 investigate 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.

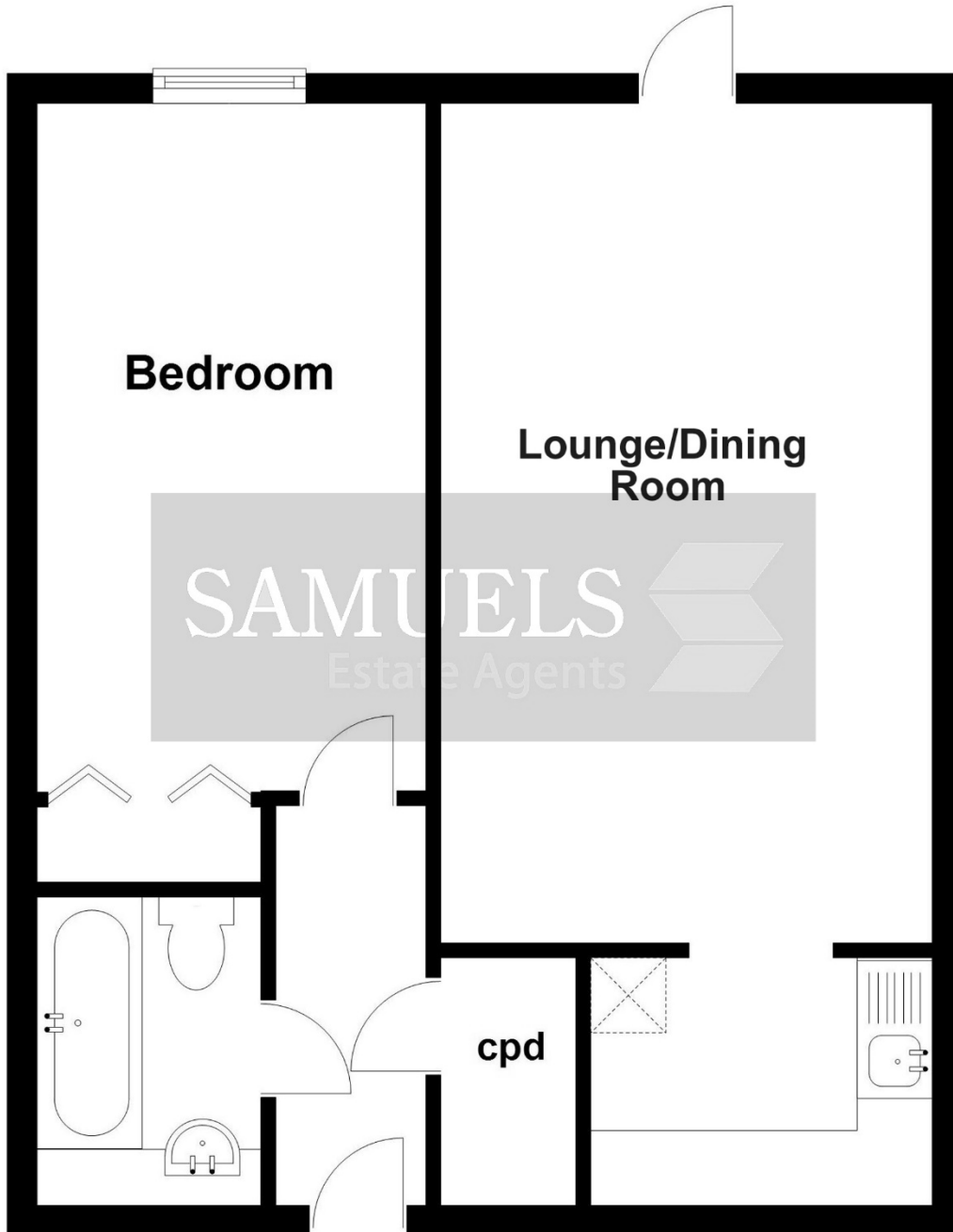
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1022/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		