

**74 CORN MILL CRESCENT  
ALPHINGTON  
EXETER  
EX2 8TP**



**£165,000 LEASEHOLD**



**A well presented purpose built first floor apartment situated within this popular residential development providing good access to local amenities and major link roads. Private entrance. Reception hall. Lounge/dining room. Modern kitchen. Double bedroom. Modern shower room. Gas central heating. uPVC double glazing. Private allocated parking space. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Covered entrance. Storage cupboard. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Stairs lead to:

### **FIRST FLOOR LANDING**

Access, via pull down ladder, to roof space with electric light and also housing boiler serving central heating and hot water supply (installed YEAR). Smoke alarm. Thermostat control panel. Door to:

### **LOUNGE/DINING ROOM**

17'2" (5.23m) x 12'2" (3.71m) maximum reducing to 5'8" (1.73m) dining end. A well proportioned room. Radiator. Telephone point. Television aerial point. Storage cupboard. uPVC double glazed window to front aspect. Door to:

### **KITCHEN**

13'0" (3.96m) x 5'8" (1.73m). A modern kitchen 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 and modern style mixer tap. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM**

11'8" (3.56m) maximum into wardrobe space x 9'4" (2.84m). Radiator. Built in double wardrobe. Built in single wardrobe. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **SHOWER ROOM**

A refitted modern matching white suite comprising good size tiled shower enclosure with fitted mains overhead shower. Wash hand basin. Low level WC. Heated ladder towel rail. Tiled wall surround. Extractor fan.

### **OUTSIDE**

The property benefits from a private allocated parking space which is situated close by.

### **TENURE**

LEASEHOLD. A lease term of 999 years was granted on 6<sup>th</sup> January 1983.

### **SERVICE/MAINTENANCE CHARGE**

We have been advised by our client that there are no monthly payments

### **GROUND RENT**

There is a peppercorn charge

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice & data limited, 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 B (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 1<sup>st</sup> exit left into Alphington Street which then connects to Alphington Road. Continue to the very end of this road bearing left, by Sainsbury's, onto Church Road, Alphington, proceed along and at the mini roundabout proceed straight over again into Church Road which then connects to Chudleigh Road. Just before the church turn right into Ide Lane and continue down to the bottom of this road turning right into Corn Mill Crescent and again continue almost to the very end of this cul-de-sac and the property in question will be found on the right hand side.

### **VIEWING**

**Strictly by appointment with the Vendors Agents.**

### **sAGENTS 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.

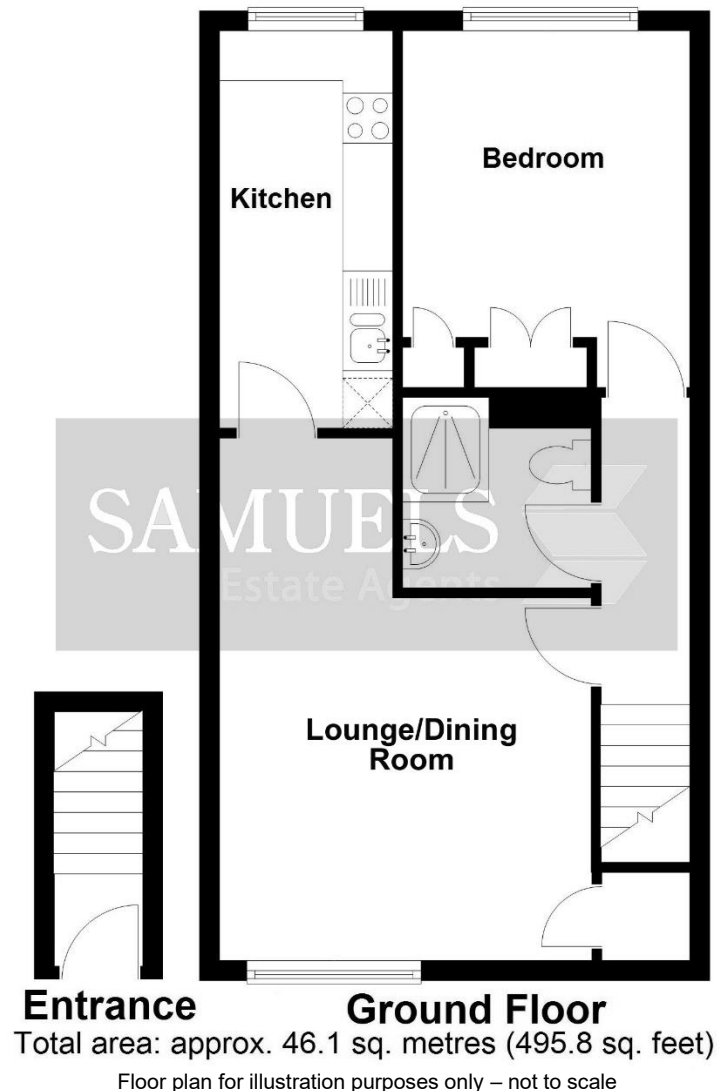
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/AV**







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