



**20 CROMWELL COURT  
FORE STREET  
HEAVITREE  
EXETER  
EX1 2QG**

PROOF COPY



**£190,000 LEASEHOLD**



**An opportunity to acquire a well proportioned purpose built top floor apartment with fine outlook and views over neighbouring area and beyond. Two good size bedrooms. Reception hall. Light and spacious lounge/dining room. Kitchen. Refitted modern shower room. Gas central heating. uPVC double glazing. Covered outside terrace. Communal gardens. Garage. Highly convenient position providing good access to all local amenities. No chain. Ideal first time buy/investment purchase. Viewing highly recommended.**

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

Communal front door (Fore Street entrance) accessed via telephone intercom to:

### **COMMUNAL HALLWAY**

Communal stairs or lift lead to:

### **COMMUNAL THIRD FLOOR LANDING**

Door to:

### **INNER LOBBY**

Meter cupboard. Further door leads to:

### **COVERED OUTSIDE TERRACE**

With courtesy light. Tiled floor. Fine outlook and views over neighbouring area, parts of Exeter and beyond. Private door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Telephone intercom. Telephone point. Deep walk in storage cupboard with electric light, fitted shelving and cloak hanging space. Attractive coloured glass panelled door leads to:

### **INNER HALLWAY**

Open plan to:

### **KITCHEN**

10'2" (3.10m) x 6'8" (2.03m). Fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for fridge. Large serving hatch opening to lounge/dining room.

From inner hallway, open plan to:

### **LOUNGE/DINING ROOM**

20'0" (6.10m) x 11'6" (3.51m) maximum reducing to 9'8" (2.95m). A light and spacious room. Two radiators. Storage cupboard with fitted shelving also housing gas meter. Cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond. uPVC double glazed window to side aspect with outlook over parts of Heavitree and beyond.

From reception hall, door to:

### **BEDROOM 1**

11'10" (3.61m) x 9'10" (3.0m). Radiator. uPVC double glazed window to side aspect with outlook over neighbouring Heavitree and beyond.

From reception hall, door to:

### **BEDROOM 2**

9'8" (2.95m) x 9'2" (2.79m). Radiator. uPVC double glazed window to side aspect again with outlook over neighbouring Heavitree and beyond.

From reception hall, door to:

### **SHOWER ROOM**

A refitted modern matching white suite comprising 'P' shaped shower enclosure, incorporating drying area, with glass shower screen, fitted electric shower unit and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Light/shaver point. Extractor fan. Medicine cabinet. Fitted mirror.

### **OUTSIDE**

The property benefits from the use of the well kept communal gardens. The property also benefits from a private:

### **SINGLE GARAGE**

In a block close by.

### **TENURE**

Leasehold. We have been advised a lease term of 999 years was granted 1<sup>st</sup> June 1982

### **SERVICE CHARGE**

We have been advised the current service charge is set at £1440 per annum.

### **COUNCIL TAX**

Band B

## DIRECTIONS

Proceeding out of Exeter from Paris Street roundabout take the turning into Heavitree Road and continue straight ahead, passing Waitrose, and again proceed straight ahead down into Heavitree Fore Street. Proceed down passing the parade of shops and petrol filling station and Cromwell Court will be found a short way along 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 checks on 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 surveyors 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.

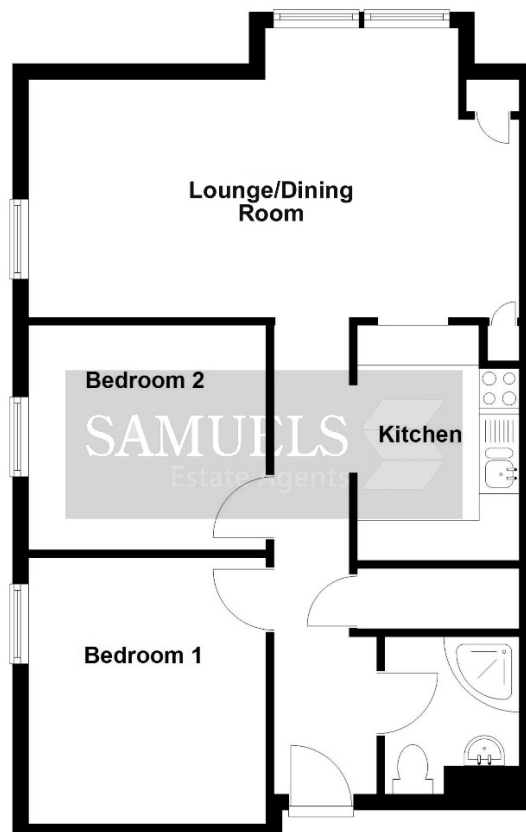
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0525/8638/AV**



Total area: approx. 57.6 sq. metres (620.2 sq. feet)

Floor plan for illustration purposes only – not to scale



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