



**FLAT 4, THE OLD RAILWAY CLUB
CHAUCER GROVE
EXETER
EX4 7DF**



£260,000 LEASEHOLD



A highly individual and deceptively spacious duplex apartment arranged over three floors. Presented in superb decorative order throughout. Two good size double bedrooms. Ensuite shower room to master bedroom. Private entrance. Reception hall. Fabulous light and spacious lounge/dining room open plan to modern kitchen. Modern bathroom. uPVC double glazing. Electric heating. Good size raised balcony/terrace accessed from lounge/dining room. Two private allocated parking spaces. Fine outlook and views over neighbouring area and beyond. Situated in a highly convenient position providing great access to local amenities and Exeter city centre. A stunning property. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Private composite front door, with inset double glazed panels, leads to:

RECEPTION HALL

Cloaks hanging space. uPVC double glazed window to side aspect. Smoke alarm. Stairs rising to:

FIRST FLOOR RECEPTION HALL

Electric radiator. Two understair storage cupboards one of which houses hot water tank and the other housing electric consumer unit. Smoke alarm. Oak wood door leads to:

LOUNGE/DINING ROOM/KITCHEN

17'0" (5.18m) x 15'4" (4.67m) maximum. A fabulous light and spacious open plan room.

Lounge/dining area – Two electric radiators. Telephone point. Inset LED spotlight to ceiling. uPVC double glazed double opening doors, with matching full height side windows, provide access:

RAISED BALCONY/TERRACE

With outlook over neighbouring area and beyond.

From lounge/dining room open plan to:

Kitchen area – A modern kitchen fitted with an extensive range of matching base, drawer and eye level cupboards. Marble effect work surfaces incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap set within work surface. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Integrated upright fridge freezer. Integrated washing machine. Integrated dishwasher. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect.

From first floor reception hall, oak wood door leads to:

BEDROOM 2

12'8" (3.86m) x 10'2" (3.10m) maximum reducing to 8'6" (2.59m). Electric radiator. Inset LED spotlights to ceiling. Two double glazed Velux windows to front aspect.

From first floor reception hall, oak wood door leads to:

BATHROOM

8'5" maximum reducing to 6'10" (2.08m) x 6'6" (1.98m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

SECOND FLOOR LANDING

Smoke alarm. Oak wood door leads to:

BEDROOM 1

21'8" (6.60m) x 12'2" (3.71m) maximum reducing to 11'0" (3.35m). A fabulous light and spacious room with two electric radiators. Access point to eaves/storage space. High pitched ceiling with inset LED lighting. Two double glazed Velux style windows to front aspect with outlook over neighbouring area. Two additional double glazed Velux windows to rear aspect with outlook over neighbouring area, parts of Exeter and beyond. Oak wood door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

OUTSIDE

The property benefits from two private allocated parking spaces which are situated directly in front. The property also benefits from the use communal garden and bike store.

TENURE

LEASEHOLD. We await confirmation of the terms of the lease from our client's solicitor.

MAINTENANCE/SERVICE CHARGE

We await confirmation of the charge from our client

GROUND RENT

We await confirmation of the charge from our client

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: Electric heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light junction proceed straight ahead down into Pinhoe Road. Continue down, under Polsoe Bridge, and at the next set of traffic lights turn left into Beacon Lane and proceed along taking the 2nd left into Chaucer Grove and continue to the end of this road and the Old Railway Club will be found directly in front.

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 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.

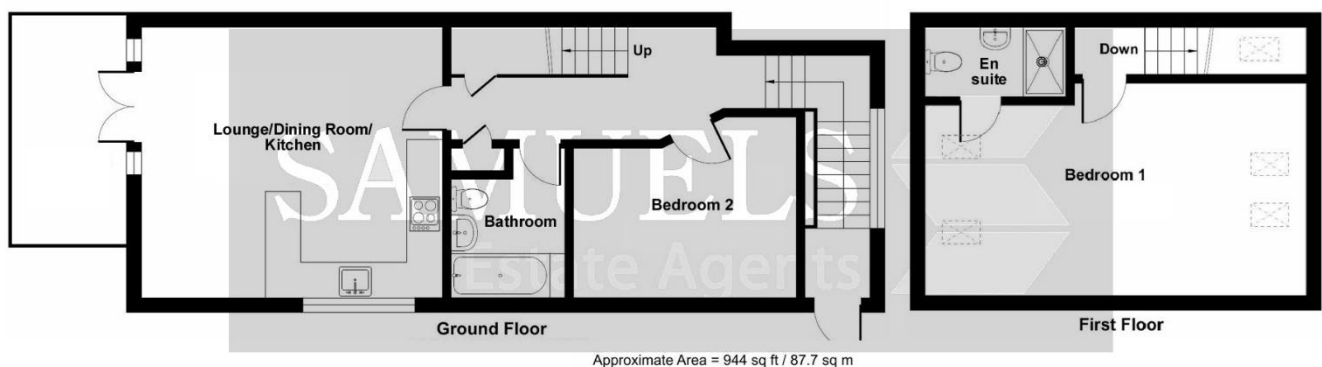
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

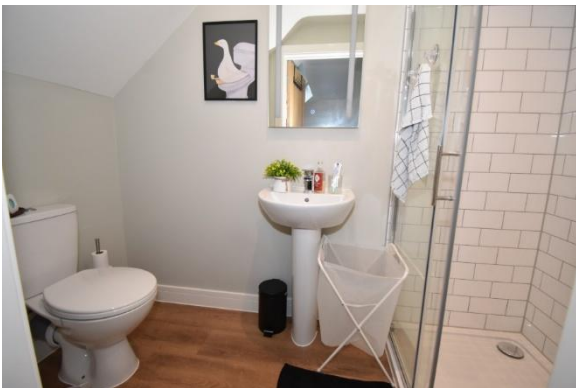
AGENTS NOTE MONEY LAUNDERING POLICY

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/1225/9096/AV





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | 63 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |