



**FLAT 4, BRACKEN COURT  
30A SPICER ROAD  
ST LEONARDS  
EXETER  
EX1 1TB**



**GUIDE PRICE £180,000-£190,000 LEASEHOLD**



**A stylish first floor apartment situated within this highly sought after residential location providing great access to all local amenities including Magdalen Road parade of shops and Exeter city centre. Presented in superb decorative order throughout. Light and spacious lounge/dining room open plan to modern kitchen. Reception hall. Double bedroom. Modern bathroom. Gas central heating. uPVC double glazing. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.**

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

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Communal stair lead to:

### **COMMUNAL FIRST FLOOR LANDING**

Private door leads to:

### **RECEPTION HALL**

Inset LED spotlights to ceiling. Cloaks hanging space. Fitted shelf. Smoke alarm. Electric consumer unit. Oak wood door leads to:

### **LOUNGE/DINING ROOM**

13'8" (4.17m) maximum x 10'6" (3.20m) maximum. A light and spacious room. Inset LED spotlights to high ceiling. Radiator. Telephone intercom. Television aerial point. Telephone point. Thermostat control panel. Feature arched uPVC double glazed window to front aspect. Open plan to:

### **KITCHEN**

8'2" (2.49m) maximum x 7'8" (2.30m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Integrated washing machine. Integrated fridge and separate freezer. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlight to ceiling. uPVC double glazed window to side aspect.

From reception hall, oak wood door with two stairs leads down to:

### **BEDROOM**

15'0" (4.57m) x 6'10" (2.08m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect. Two stairs lead to:

### **INNER LOBBY**

Oak wood door leading to:

### **BATHROOM**

9'8" (2.95m) maximum x 5'6" (1.68m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and tiled splashback. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Medicine cabinet. Part tiled walls. Tiled floor. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **TENURE**

**LEASEHOLD.** A lease term of 99 years was granted on 1<sup>st</sup> July 2014.

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### **MAINTENANCE/SERVICE CHARGE**

We have been advised the current charge is £1,968.53 per annum.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central 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 A

### **DIRECTIONS**

From Paris Street roundabout take the turning into Heavitree Road and continue along and take the right hand turning into Spicer Road, continue down and as the road bends to the right take the left hand turning and Bracken Court will be found on the right 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 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.

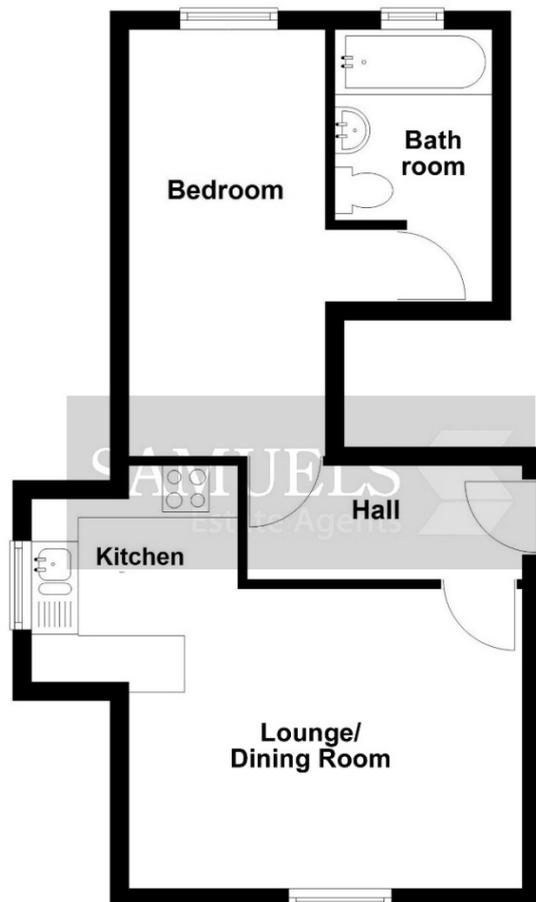
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1025/9049/AV



Total area: approx. 36.3 sq. metres (390.6 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		