

**1B SPRINGFIELD ROAD  
ST JAMES  
EXETER  
EX4 6JL**



**£150,000 LEASEHOLD**



**A spacious first floor apartment occupying a highly convenient position providing good access to local amenities, St James railway station, university and Exeter city centre. Presented in superb decorative order throughout. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Good size double bedroom. Modern shower room. Gas central heating. uPVC double glazing. Ideal first time buy/investment purchase. New lease to be confirmed upon completion. No chain. Viewing highly recommended.**

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

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Communal stairs lead to:

### **FIRST FLOOR**

Private door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Cloaks hanging space. Telephone intercom. Two uPVC double glazed windows to front aspect. Glass panelled door leads to:

### **LOUNGE/DINING ROOM**

14'2" (4.32m) x 12'8" (3.86m) average measurement (irregular shaped room). A light and spacious room. Radiator. uPVC double glazed window to front aspect. Door to:

### **KITCHEN**

14'0" (4.27m) x 6'6" (1.98m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring Bosch induction hob with glass splashback and filter/extractor hood over. Plumbing and space for washing machine. Space for fridge and separate freezer. Radiator. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM**

14'4" (4.37m) average measurement x 11'0" (3.35m) average measurement (irregular shaped room). Again a light and spacious double bedroom. Radiator. Two uPVC double glazed windows to side aspect.

From reception hall, door to:

### **SHOWER ROOM**

9'6" (2.90m) x 4'10" (1.47m). A refitted modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

### **TENURE**

LEASEHOLD. There is currently a short term left on the lease but on legal completion this will be extended to 999 years.

### **MAINTENANCE/SERVICE CHARGE**

The current charge is £140 per month

### **GROUND RENT**

The current charge is £25 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 B (Exeter)

### **DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, into Pennsylvania Road. At the traffic light/crossroad junction turn right into Union Road proceed along taking the 3<sup>rd</sup> right into Springfield Road. The property in question will be found 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 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.

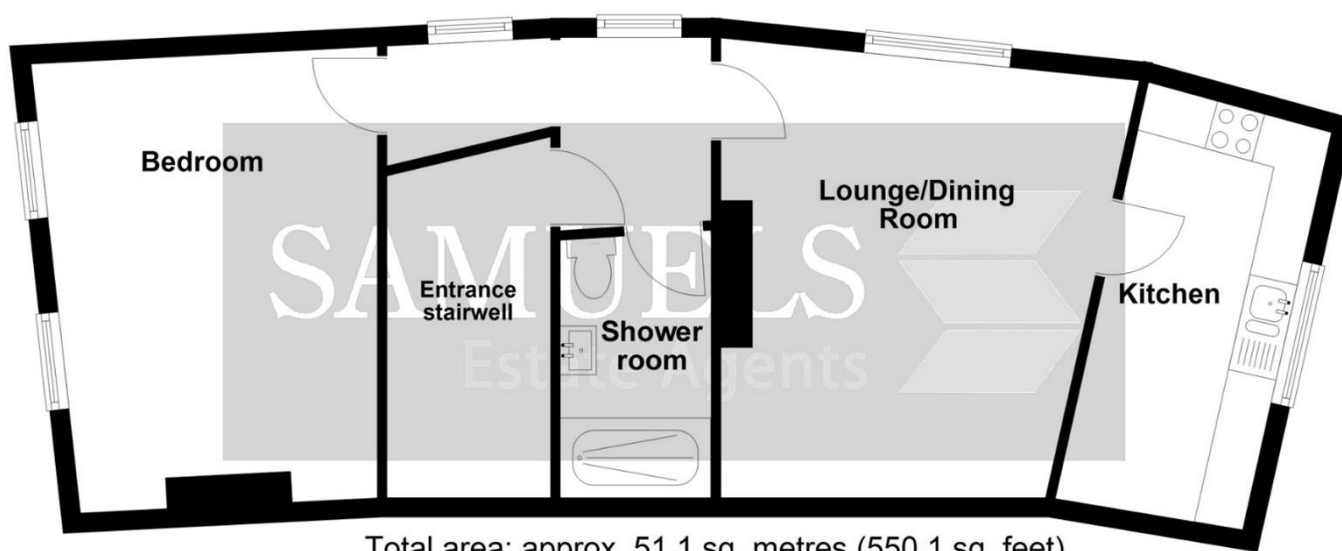
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/1125/9086/AV**



**Total area: approx. 51.1 sq. metres (550.1 sq. feet)**

Floor plan for illustration purposes only – not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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