

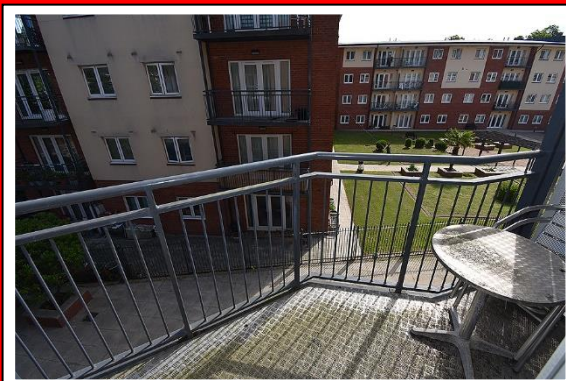


**36 MARCUS HOUSE
NEW NORTH ROAD
EXETER
EX4 4JN**

PROOF COPY



£100,000 LEASEHOLD



A stylish purpose built studio apartment. Spacious lounge/bedroom open plan to kitchen. Modern shower room. Covered balcony. Electric heating. uPVC double glazing. Highly convenient central position providing good access to Exeter city centre, university and railway station. No chain. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs or lift to:

LEVEL 2 COMMUNAL HALLWAY

Private door leads to:

RECEPTION HALL

Smoke alarm. Telephone intercom. Cupboard, with fitted shelf, housing hot water tank. Deep double width storage cupboard housing electric meter, consumer unit, hanging rail and fitted shelf. Opening to:

LOUNGE/BEDROOM/KITCHEN

16'10" (5.13m) x 13'10" (4.22m) (overall measurement).

Lounge/Bedroom – Two electric heaters. Built in bedroom furniture comprising pull-down concealed bed, single wardrobe and three drawer chest with adjoining shelving. Smoke alarm.

Kitchen Area – Comprising a range of matching base, drawer and eye level cupboards. Fitted electric oven. Four ring electric hob with filter/extractor over. Single drainer sink unit. Plumbing and space for washing machine. Roll edge work surfaces with tiled splashbacks.

uPVC double glazed double opening doors, with matching side window, providing access to:

COVERED BALCONY

Pleasant outlook over communal garden

From reception hall, door to:

SHOWER ROOM

Comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Corner wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.

TENURE

LEASEHOLD. We await confirmation from our clients solicitor concerning the lease details

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue to the traffic light/crossroad junction and turn right into New North Road. Proceed along and at the roundabout bear left and again continue along and Marcus House is the last block on the left hand side before Exeter college/clock tower.

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/0922//AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		