



**4A ENDFIELD CLOSE
HEAVITREE
EXETER
EX1 3BB**

PROOF COPY



£195,000 LEASEHOLD



A spacious purpose built first floor apartment occupying a highly convenient position providing good access to local amenities. Good decorative order throughout. Private entrance. Two good size bedrooms. Light and spacious lounge/dining room. Kitchen. Modern bathroom. Gas central heating. uPVC double glazing. Enclosed rear garden. Private driveway providing parking for two vehicles. Single garage. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered private entrance with storage cupboard. Part obscure glazed private door leads to:

ENTRANCE HALL

Stairs lead to:

FIRST FLOOR

Internal door leads to:

RECEPTION HALL

Deep built in double width storage cupboard. Access to roof space. Door to:

LOUNGE/DINING ROOM

15'0" (4.57m) x 11'5" (3.48m). Radiator. Television aerial point. uPVC double glazed window to front aspect. Door leads to:

KITCHEN

10'0" (3.05m) x 8'4" (2.54m). Comprising single drainer sink unit with cupboard and drawer space beneath. Two upright storage cupboards. Roll edge worktop with tiled splashback. Radiator. Space for electric cooker. Space for upright fridge space. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect.

From reception hall, door to:

BEDROOM 1

11'6" (3.51m) x 10'4" (3.15m) excluding wardrobe space. Radiator. Deep built in wardrobe. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 2

10'0" (3.05m) x 10'0" (3.05m). Radiator. uPVC double glazed window to rear aspect.

From reception hall, door to:

BATHROOM

A matching white suite comprising panelled bath with fitted electric shower unit over. Wash hand basin. WC. Radiator. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the right of the property, situated next to number 5, is a private driveway providing parking for two vehicles in turn providing access to **private single garage**. A shared side gate, next to number 4, leads to a shared pathway and private gate leading to a private garden consisting of a concrete patio and shaped area of lawn with surrounding flower/shrub beds.

TENURE

LEASEHOLD. We await confirmation from our client's solicitor concerning the lease details.

TENANCY

4a Endfield Close has had the same tenants in place for several years. As a result the rents may be considered below current market levels and is currently set at £600 pcm. We consider a rent of £850 pcm to be achievable in the current market.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, and Vodafone voice and data limited, O2 voice likely data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard & Superfast available.

Flood Risk: River & sea – Very low risk, Surface water – low risk

Mining: No risk from mining

Council Tax: Band

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down, passing the parade of shops and petrol filling station, which connects to East Wonford Hill. At the traffic light junction bear left onto Honiton Road and at the next set of traffic lights turn left into Sweetbrier Lane and proceed along bearing left again into Sweetbrier Lane and then 1st right into Endfield Close.

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 check 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.

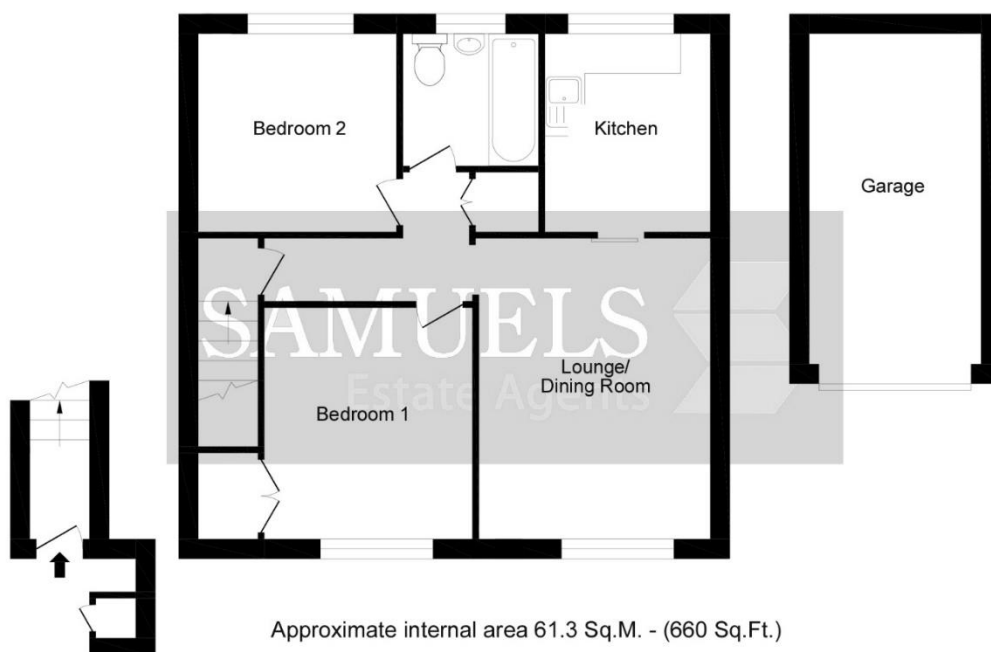
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1023/8500/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		