



**46 SOUTH GRANGE
CLYST HEATH
EXETER
EX2 7EY**



£200,000 LEASEHOLD



A well proportioned first floor apartment forming part of this elegant Grade II listed building with fine outlook and views over neighbouring communal gardens and grounds. Spacious characterful accommodation. Reception hall. Two bedrooms. Impressive light and spacious lounge/dining room. Kitchen. Bathroom. Gas central heating. Double glazing. Well maintained communal gardens and grounds. Private allocated parking space. Highly sought after residential development providing good access to local amenities, railway station and major link roads. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front communal door, accessed via telephone intercom to:

LARGE COMMUNAL RECEPTION HALL

Door providing access to communal gardens. Stairs lead to:

FIRST FLOOR COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Inset halogen spotlights to ceiling. Telephone intercom. Thermostat control panel. Access to roof void. Double width storage cupboard with double power point and electric light. Additional storage cupboard with double power point, cloak hanging space, electric meter and consumer unit. Door to:

LOUNGE/DINING ROOM

13'10" (4.22m) maximum x 13'0" (3.96m). A light and spacious characterful room with feature high ceiling. Picture rail. Two radiators. Laminate wood effect flooring. Television aerial point. Large sealed unit double glazed sash windows to rear aspect with outlook over communal gardens.

From reception hall, door to:

KITCHEN

9'6" (2.90m) x 5'8" (1.73m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for fridge. Radiator. Wall mounted boiler serving central heating and hot water supply. Large sealed unit double glazed sash window to side aspect.

From reception hall, door to:

BEDROOM 1

14'2" (4.32m) maximum x 12'4" (3.76m). Again another light and spacious room. Feature high ceiling. Picture rail. Radiator. Two large sealed unit double glazed sash windows to rear aspect with outlook over communal gardens.

From reception hall, door to:

BEDROOM 2

14'10" (4.52m) maximum into door recess x 7'10" (2.39m). Feature high ceiling. Picture rail. Radiator. Large sealed unit double glazed sash window to side aspect.

From reception hall, door to:

BATHROOM

7'8" (2.30m) x 5'10" (1.78m). A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment, glass shower screen and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Shaver point. Extractor fan.

OUTSIDE

The property benefits from a private allocated parking space which is numbered and situated directly in front of the communal door. The property also benefits from the use of the beautifully well kept extensive gardens and grounds.

TENURE

Leasehold. We have been a lease term of 999 years was granted in 1988.

MAINTENANCE CHARGE

We have been advised the current charge is approximately £350 per month.

COUNCIL TAX

Band C

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE, Three and Vodafone limited, O2 likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard and Superfast.

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

Mining: No risk from mining

Council Tax: Band C

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 1st exit left onto Rydon Lane and continue straight head onto the inner bypass. Proceed along, passing Pynes Hill Business Park, and at the next set of traffic lights turn right and down to the mini roundabout and take the 1st exit left into Digby Drive. Proceed down taking the 1st right into Clyst Heath and at the 'T' junction with North Grange turn left and continue around and 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 on 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 surveyors 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.

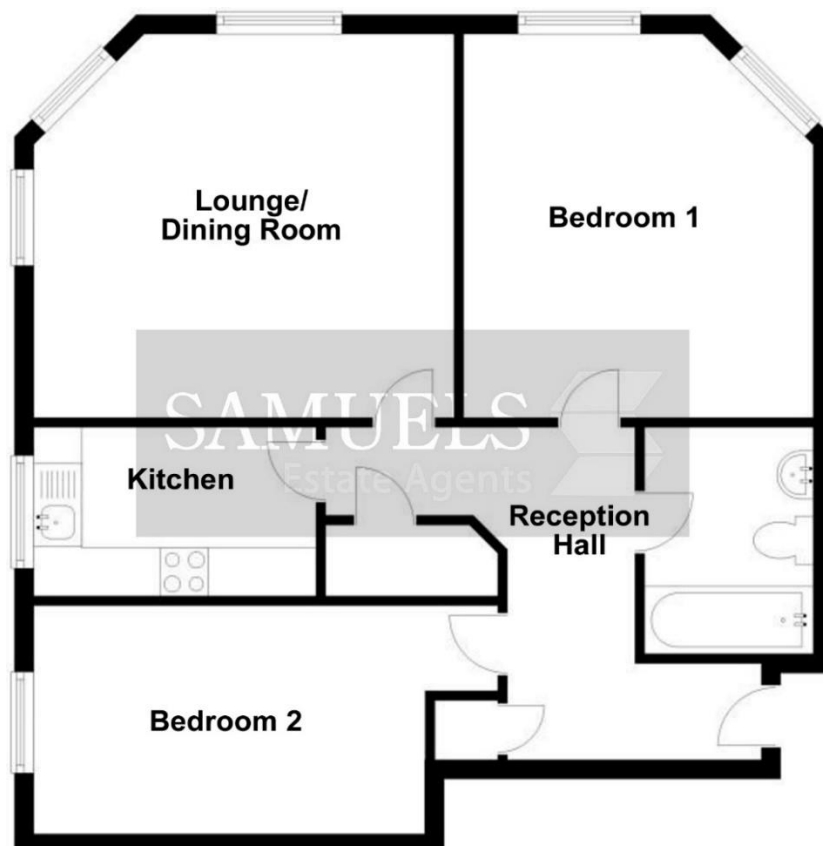
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0524/8651/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		