



**71 HOMECOURT HOUSE  
BARTHOLOMEW STREET WEST  
EXETER  
EX4 3AD**

PROOF COPY



**£70,000 LEASEHOLD**



**A well presented purpose built third floor retirement flat occupying a fabulous central position within walking distance to Exeter city centre. Lounge/dining room. Kitchen. Hallway. Double bedroom. Modern bathroom. Pleasant outlook over communal gardens, parts of Exeter and beyond. Resident manager. Security entrance phone system. Lift service. Emergency pull cord system. Residents' lounge and laundry room. The property also has the benefit of the use of the well maintained gardens and grounds. No chain. Viewing highly recommended.**

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

Communal front door (right hand door), accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Stairs and lift to:

### **COMMUNAL THIRD FLOOR HALLWAY**

Private door leads to:

### **RECEPTION HALL**

Night storage heater. Smoke alarm. Telephone intercom. Airing/storage cupboard housing lagged hot water cylinder and cold water tank, electric consumer unit, electric meter and shelving. Door to:

### **LOUNGE/DINING ROOM**

13'10" (4.22m) x 11'0" (3.35m) maximum. Two wall light points. Television aerial point. Night storage heater. uPVC double glazed window to side aspect with outlook over neighbouring area, parts of Exeter and beyond.

Feature archway opens to:

### **KITCHEN**

6'6" (1.98m) x 5'6" (1.68m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Electric cooker. Upright fridge freezer. Electric wall heater.

From reception hall, door to:

### **BEDROOM**

14'6" (4.42m) maximum x 8'5" (2.57m). Electric wall heater. Built in double wardrobe. Large double glazed Velux window to side aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

### **BATHROOM**

7'0" (2.13m) excluding door recess x 5'6" (1.68m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Electric heater. Extractor fan.

### **COMMUNAL FACILITIES**

Residents' lounge with kitchenette, laundry, guest suite for visitors and communal gardens and grounds.

### **TENURE**

**LEASEHOLD.** We have been advised a lease term of 99 years was granted 1<sup>st</sup> September 1981

### **SERVICE/MAINTENANCE CHARGE**

The current charge is £2,472.08 per annum (a payment of £1,236.04 every 6 months).

### **GROUND RENT**

The current charge is £710.26 per annum (a payment of 355.13 every 6 months)

### **AGENTS NOTE**

We have been advised any purchaser must be over the age of 60 years.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band A

## **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.

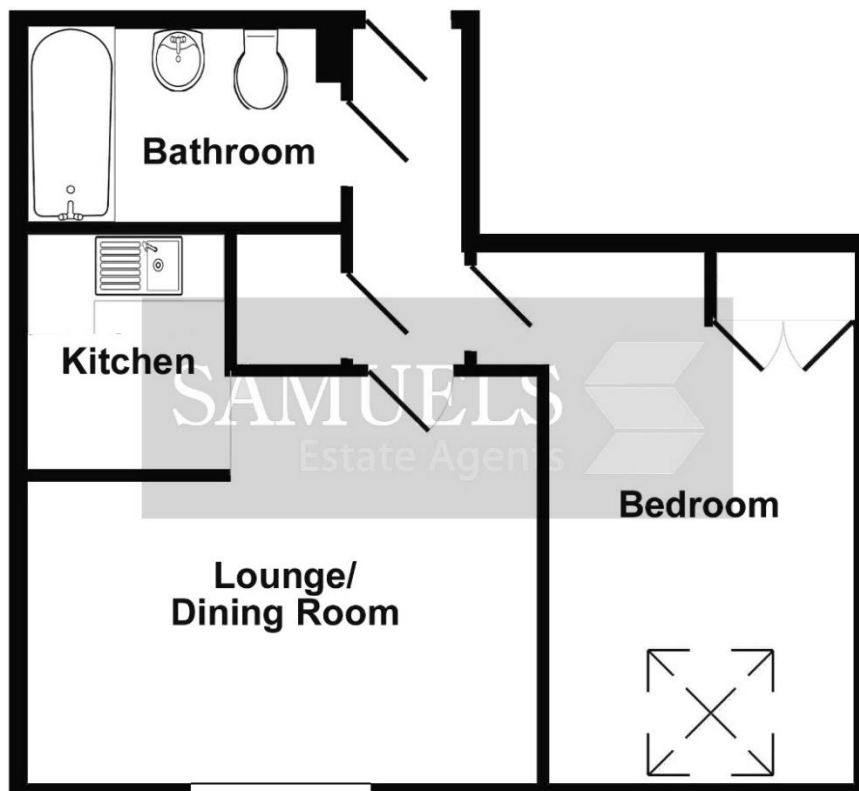
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0723/8459/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		