

**35 TRAFALGAR ROAD
GREENACRES
EXETER
EX2 7GF**

PROOF COPY



OFFERS IN EXCESS OF £190,000 LEASEHOLD



A fabulous purpose built second floor apartment with outlook and views over neighbouring area and beyond. Well proportioned living accommodation. Presented in good decorative order throughout. Two double bedrooms. Reception hall incorporating study area. Spacious open plan lounge/dining room with modern kitchen. Modern bathroom. Gas central heating. uPVC double glazing. Communal gardens. Private allocated parking space. Popular/convenient location providing good access to local amenities and major link roads. Ideal first time buy/investment purchase. Viewing highly recommended

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL RECEPTION HALL

Stairs lead to:

SECOND FLOOR COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

A spacious reception hall which can accommodate a study area. Radiator. Telephone intercom. Double power point. Smoke alarm. Hive thermostat. Deep storage cupboard with fitted shelf. Additional deep cloaks cupboard with hanging rail and fitted shelf. uPVC double glazed window to rear aspect with outlook over neighbouring area and countryside beyond. Door to:

LOUNGE/DINING ROOM/KITCHEN

16'10" (5.13m) x 15'4" (4.67m) (maximum overall measurements).

Kitchen area – a modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite roll edge work surfaces with decorative tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Upright storage cupboard. Space for upright fridge freezer. Plumbing and space for washing machine. Wall mounted boiler serving central heating and hot water supply open plan to:

Lounge/dining room – two radiators. Television aerial point. Telephone point. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over neighbouring green and beyond.

From reception hall, door to:

BEDROOM 1

17'0" (5.18m) x 9'8" (2.95m). Radiator. Hive thermostat. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over neighbouring area and countryside beyond.

From reception hall, door to:

BEDROOM 2

12'10" (3.91m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring green and beyond.

From reception hall, door to:

BATHROOM

8'0" (2.44m) x 6'4" (1.93m). A modern matching white suite comprising panelled bath with tiled splashback and fitted electric shower unit. Wash hand basin with tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Shaver point.

OUTSIDE

The property benefits from the use of the communal lawned garden. There is also a private allocated space which is numbered.

TENURE

Leasehold. We have been informed by our client a least term of 125 years was granted in January 2013.

GROUND RENT

£300 per annum

SERVICE CHARGE

We have been advised that the current charge is £1301.64 per annum

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and proceed straight ahead again into Topsham Road. Proceed along, passing Exeter Golf & Country Club and at the next set of traffic lights turn left into the Greenacres development. Continue down taking the 1st right into Vernon Crescent which then connects to Trafalgar Road.

MATERIAL INFORMATION

Construction Type: Timber and brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely
Broadband: Standard & Superfast available.
Flood Risk: River & sea – Very low risk, Surface water – Very Low risk
Mining: No risk from mining
Council Tax: Band B (Exeter)

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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.

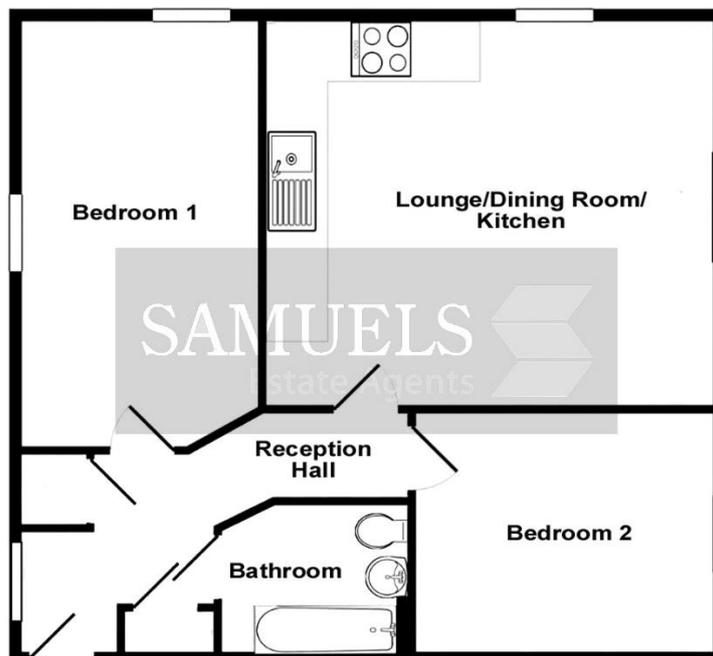
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/8880/AV



Floor plan for illustration purposes only – not to scale#



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