



**FLAT 3, CITY HEIGHTS
49 POLSLOE ROAD
EXETER
EX1 2DS**



£190,000 SHARE OF FREEHOLD



An opportunity to acquire a well proportioned upper ground floor apartment situated in a highly sought after convenient position providing good access to local amenities, city centre and the Royal Devon & Exeter hospital. Recently redecorated and carpeted. Good decorative order throughout. Reception hall. Light and spacious lounge/dining room open plan to modern kitchen. Double bedroom. Modern bathroom. Gas central heating. uPVC double glazing. Communal garden and bike store. A great 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

Lockable cupboard housing boiler serving central heating and hot water supply. Private door leads to:

RECEPTION HALL

Thermostat control panel. Smoke alarm. Radiator. Telephone intercom. Two storage cupboards with hanging rail and shelving. Door to:

LOUNGE/DINING ROOM/KITCHEN

20'4" (6.20m) maximum x 14'4" (4.37m) maximum. A light and spacious open plan room.

Lounge/Dining Area – Feature high coved ceiling. Six wall light points. Two radiators. Telephone point. Television aerial point. Large uPVC double glazed sash window to front aspect. Open plan to:

Kitchen Area – A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated washing machine. Space for upright fridge freezer.

From reception hall, door to:

BEDROOM

12'4" (3.76m) excluding wardrobe space x 10'4" (3.15m). Radiator. Two built in double wardrobes. Feature high coved ceiling. Radiator. Telephone point. uPVC double glazed sash window to rear aspect with outlook over communal garden.

From reception hall, door to:

BATHROOM

6'10" (2.08m) x 5'6" (1.68m). A matching white suite comprising 'P' shaped panelled bath with fitted mains shower unit over, curved glass shower screen and tiled splashback with inset mirror. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC with concealed cistern. Additional storage cupboard. Heated ladder towel rail. Part tiled walls. Extractor fan.

OUTSIDE

To the rear of the property is a communal garden and bike store.

TENURE

SHARE OF FREEHOLD

MAINTENANCE CHARGE

£100 per month for the upkeep of communal areas, front and back, and the bills for the shared interior areas as well as general maintenance and cleaning of the communal areas.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band A (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light junction turn right into Polsloe Road. Proceed along 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 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.

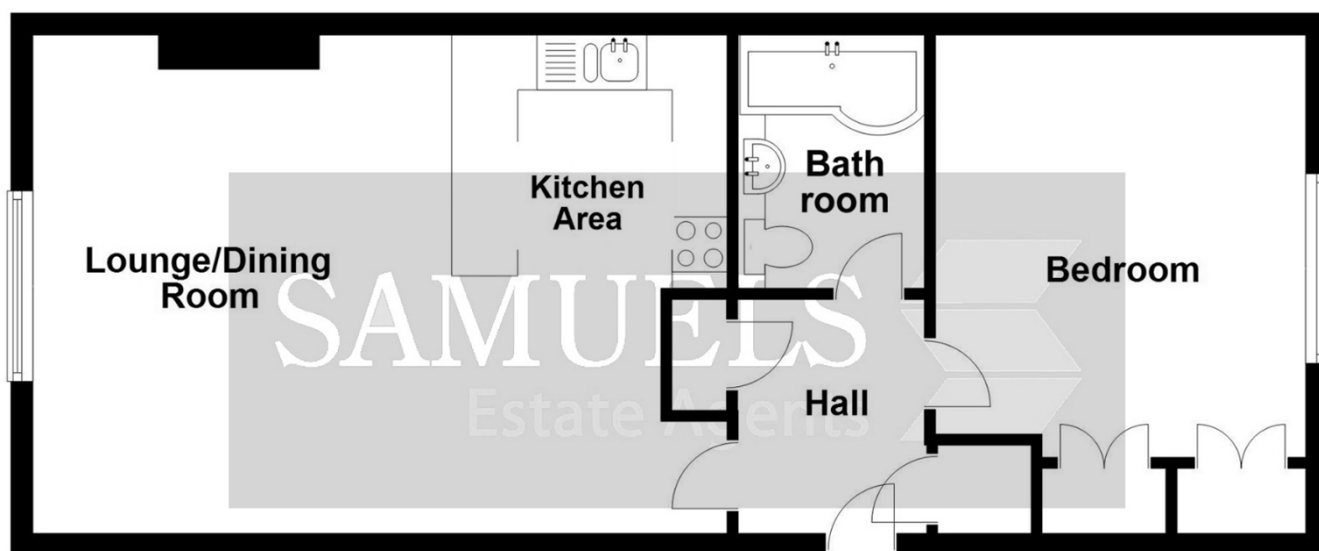
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0125/8829/AV



Total area: approx. 52.5 sq. metres
(565.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		