

**104 HOMECOURT HOUSE
BARTHOLOMEW STREET WEST
EXETER
EX4 3AE**



£60,000 LEASEHOLD



A purpose built second floor flat situated within this retirement complex whilst occupying a highly convenient position within walking distance to Exeter city centre. Presented in good decorative order throughout. Light and spacious lounge/dining room open plan to modern kitchen. Reception hall. Double bedroom. Modern shower room. Fine outlook and views over neighbouring area 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 ground. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom to:

COMMUNAL HALLWAY

Stairs or lift lead to:

LEVEL 2 COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

Smoke alarm. Deep storage cupboard housing electric consumer unit, meter and fitted shelving. Glass panelled door leads to:

LOUNGE/DINING ROOM

14'8" (4.47m) x 10'8" (3.25m). A light and spacious room. Laminate wood effect flooring. Telephone point. Television aerial point. Contemporary wall mounted living flame effect electric fire. Telephone intercom. Two wall light points. uPVC double glazed window to rear aspect with pleasant outlook over communal garden, parts of Exeter and countryside beyond. Open plan to:

KITCHEN

7'6" (2.29m) x 7'0" (2.13m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Single drainer sink unit with modern style mixer tap. Roll edge work surfaces with matching splashbacks. Fitted electric oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Integrated fridge. Integrated freezer. Laminate wood effect flooring.

From reception hall, door to:

BEDROOM

13'4" (4.06m) maximum into wardrobe space x 8'8" (2.64m). Built in double wardrobe with hanging rail and fitted shelving. Electric heater. Wall light point. uPVC double glazed window to rear aspect with pleasant outlook over communal garden, parts of Exeter and countryside beyond.

From reception hall, door to:

SHOWER ROOM

6'8" (2.03m) x 5'4" (1.63m). A refitted matching white suite comprising quadrant shower enclosure with fitted electric shower unit. Low level WC with concealed cistern. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Heated ladder towel rail. Tiled wall surround. Inset LED spotlights to ceiling. Extractor fan.

OUTSIDE

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 97 years was granted on 30th November 1983.

GROUND RENT

The current charge is £335 payable every 6 months.

MAINTENANCE CHARGE

We have been advise that the annual charge is £2,436 per annum.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Electric heating

Mobile: Indoors – Current data can be found on the Ofcom website

Mobile: Outdoors – Current data can be found on the Ofcom website

Broadband: Current data can be found on the Ofcom website

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

Mining: No risk from mining

Council Tax: Band A (Exeter)

DIRECTIONS

Proceed down Exeter Fore Street continue down taking the right hand turning into Bartholomew Street West. Continue around where Homecourt House will be found on the right 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.

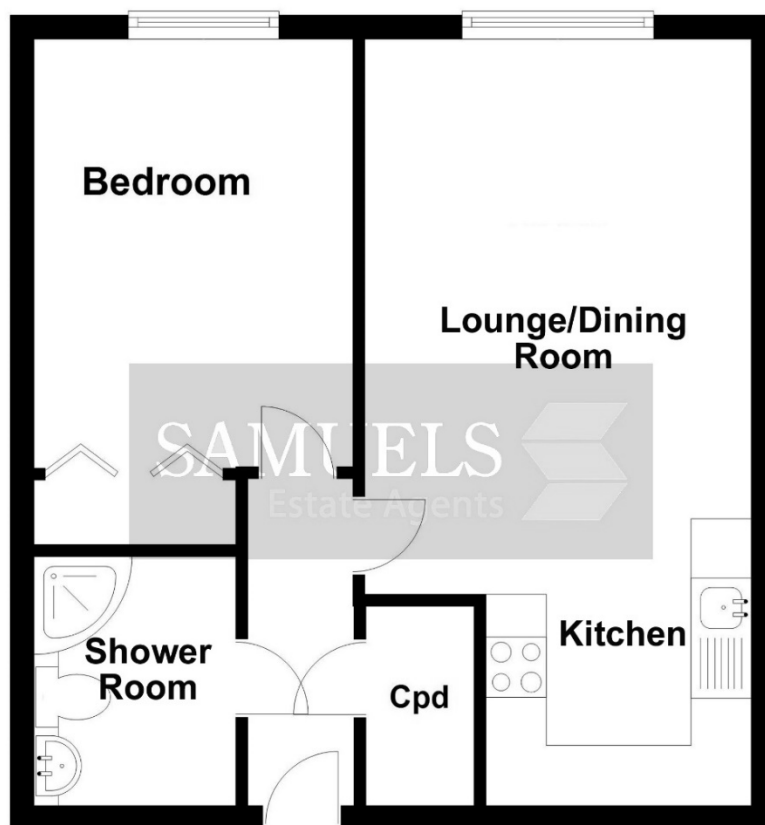
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/8992/AV



**Total area: approx. 36.0 sq. metres
(387.3 sq. feet)**

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		