



**5A CHURCH STILE  
EXMINSTER  
NEAR EXETER  
EX6 8DF**



**GUIDE PRICE £280,000 LEASEHOLD**



An opportunity to acquire a fabulous apartment on the ground floor of this period building formerly part of Church Stile school dating back to Circa 1850s. Presented in good decorative order throughout. Three bedrooms. Reception hall. Sitting room. Kitchen/breakfast room. Utility room. Bathroom. Delightful enclosed garden. Two allocated parking spaces. Popular village on the outskirts of Exeter. Delightful private road location convenient to local amenities. Gas central heating. uPVC double glazing. No chain. Viewing highly recommended.

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

Private obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Cupboard housing electric meter and consumer unit. Door to:

### **SITTING ROOM**

12'2" (3.71m) x 9'8" (2.95m). A light room. Radiator. Television aerial point. Large uPVC double glazed sliding patio doors providing access and outlook to rear garden. Door to:

### **KITCHEN/BREAKFAST ROOM**

13'0" (3.96m) x 9'4" (2.84m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. Ceramic sink unit with single drainer and modern style mixer tap. Space for electric/gas cooker. Plumbing and space for slimline dishwasher. Space for fridge and separate freezer. Space for table and chairs. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **BEDROOM 1**

14'4" (4.37m) into wardrobe space x 9'8" (2.95m). Radiator. Large built in double wardrobe with mirror fronted doors. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **BEDROOM 2**

11'2" (3.40m) into wardrobe space x 8'4" (2.54m). Radiator. Built in wardrobe with mirror fronted doors also housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

### **BEDROOM 3**

8'10" (2.69m) x 8'4" (2.54m) plus 6'8" (2.03m) x 5'2" (1.57m) maximum into wardrobe space. Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

### **UTILITY ROOM**

6'4" (1.93m) x 3'4" (1.02m). Fitted marble effect roll edge work surface. Plumbing and space for washing machine. Fitted shelving. uPVC double glazed window to front aspect.

From reception hall, door to:

### **BATHROOM**

8'2" (2.49m) x 4'10" (1.47m). A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Tiled floor. Extractor fan. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

The property benefits from two private parking spaces which are situated directly in front of the building whilst to the rear is a delightful enclosed garden consisting of a raised decked terrace with water tap. Steps lead down to a neat shaped area of level lawn. Shrub bed. Two timber sheds. The garden is enclosed to all sides whilst a side gate provides pedestrian access.

### **TENURE**

Leasehold. We have been advised the property was granted a lease term of 999 years which commenced in 1979.

### **SERVICE/MAINTENANCE CHARGE**

We understand the property in question has a 50% share of responsibility for the upkeep and maintenance of the building.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

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

Broadband: Standard & Superfast available.

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

Mining: No risk from mining

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3<sup>rd</sup> exit left down into Bridge Road. Continue over the swing bridge and at the next roundabout take the 1<sup>st</sup> left onto Sannerville Way and continue along taking the right hand turning signposted 'Exminster'. Proceed straight ahead into the village and continue along, just past the Tesco Express store take the next left into Church Stile.

## **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.

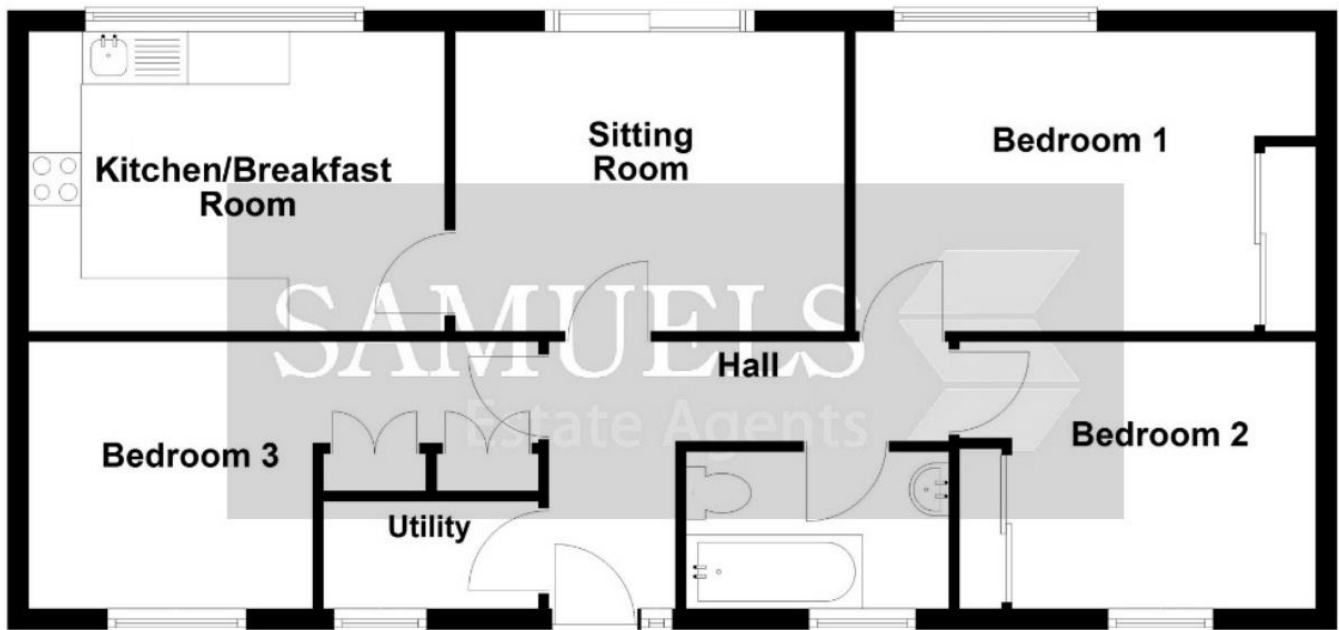
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/1124/8798/AV**



**Total area: approx. 67.1 sq. metres (722.7 sq. feet)**

## **GROUND FLOOR APARTMENT**

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		