



**'TEIGN'**  
**15 REGENTS PARK**  
**HEAVITREE**  
**EXETER**  
**EX1 2NT**



**£280,000 LEASEHOLD**



A fabulous second floor apartment forming part of this attractive Grade II listed townhouse located within this highly sought after residential location providing great access to local amenities, Royal Devon & Exeter hospital and Exeter city centre. Refurbished to a particularly high specification comprising two good size bedrooms. Ensuite shower to guest bedroom. Reception hall. Light and spacious lounge/dining room open plan to modern kitchen. Modern bathroom. Gas central heating. Good size communal lawned rear garden. Private parking space. Fine outlook and views over neighbouring area and beyond. No chain. Viewing recommended.

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

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL RECEPTION HALL**

Stairs lead to:

### **SECOND FLOOR**

Private door leads to:

### **RECEPTION HALL**

Engineered oak wood flooring. Radiator. Telephone point. Access to roof void. Inset LED spotlights to ceiling. Electric consumer unit. Airing/storage cupboard housing hot water tank and boiler serving central heating and hot water supply. Door to:

### **LOUNGE/DINING ROOM/KITCHEN**

29'6" (8.99m) x 16'0" (4.88m) maximum. A fabulous light and spacious open plan room.

Lounge/Dining Area - Engineered oak wood flooring. Radiator. Telephone point. Television aerial point. Two feature vertical radiators. Display shelving with inset LED lighting. Three large sash windows to front aspect offering fine outlook over neighbouring area, parts of Exeter and countryside beyond. Open plan to:

Kitchen – A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect work surface incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated upright fridge freezer. Fitted oven. Electric hob with filter/extractor hood over. Plumbing and space for washing machine. Integrated slimline dishwasher. Engineered oak wood flooring. Inset LED spotlights to ceiling.

From reception hall, door to:

### **BEDROOM 1**

17'6" (5.33m) x 13'0" (3.96m) maximum. Two wall light points. Radiator. Inset LED spotlights to ceiling. Television aerial point. Telephone point. Sash window to rear aspect with outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

### **BEDROOM 2**

13'4" (4.06m) x 9'2" (2.79m). Radiator. Inset LED spotlights to ceiling. Sash window to rear aspect with outlook over neighbouring area, parts of Exeter and beyond. Opening to:

### **ENSUITE SHOWER**

Tiled shower enclosure with fitted mains shower unit. Extractor fan. Inset LED spotlight. Wall hung wash hand basin with modern style mixer tap, cupboard space beneath and tiled splashback. Fitted mirror.

From reception hall, door to:

### **BATHROOM**

9'2" (2.79m) x 5'10" (1.78m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, fitted mains shower unit and glass shower screen. Low level WC with concealed cistern. Twin wall hung wash hand basins with modern style mixer taps. Tiled wall surround. Large fitted mirror. Heated ladder towel rail. Tiled floor. Access to roof space. Inset LED spotlights to ceiling.

### **OUTSIDE**

The property in question benefits from the use of the good size lawned communal garden and also has the benefit of a private parking space (access via rear service lane)

### **TENURE**

Leasehold. We await the terms of the lease from our client's solicitor.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data 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

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light/crossroad junction turn right into Polsloe Road and continue along where Regents Park 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 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.

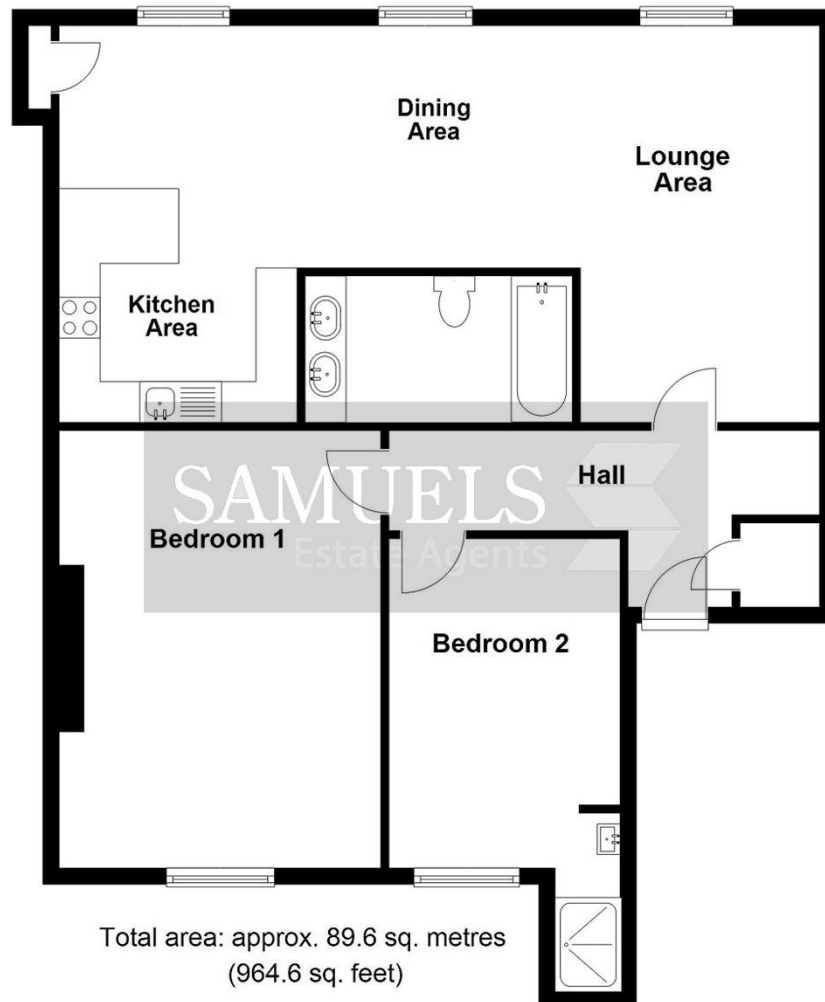
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0325/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		