



**5 ST OLAVES MEWS
BARTHOLOMEW STREET EAST
EXETER
EX4 3BH**



GUIDE PRICE £200,000 LEASEHOLD



An opportunity to acquire a well proportioned first floor apartment forming part of this attractive period building located within the heart of Exeter city centre. Two double bedrooms. Ensuite bathroom to master bedroom. Reception hall. Impressive lounge/dining room with outlook over Friernhay tree lined green. Kitchen. Shower room. Gas central heating. Communal gardens. No chain. Recently extended lease. A great first time purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door to:

COMMUNAL LOBBY

Further door to:

COMMUNAL RECEPTION HALL

Stairs lead to:

SECOND FLOOR LANDING

Private door to:

RECEPTION HALL

Radiator. Cloak hanging space. Smoke alarm. Sash window to rear aspect with outlook over communal garden. Telephone point. Thermostat control panel. Door to:

LOUNGE/DINING ROOM

19'6" (5.94m) x 13'8" (4.17m). An impressive spacious room. Radiator. Three wall light points. Brick effect fireplace with raised hearth, living flame effect electric fire, wood surround and mantel over. Television aerial point. Telephone point. Large sash window to front aspect with pleasant outlook over neighbouring tree lined green. Door to:

KITCHEN

8'4" (2.54m) x 7'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric oven/grill. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Integrated fridge. Wall mounted concealed boiler serving central heating and hot water supply.

From lounge/dining room, door to:

BEDROOM 1

18'2" (5.54m) x 9'6" (2.90m) maximum reducing to 7'8" (2.30m). Radiator. Two sash windows to side aspect with outlook over communal gardens. Door to:

ENSUITE BATHROOM

A matching suite comprising panelled bath with tiled splashback. Low level WC. Wash hand basin with tiled splashback. Fitted mirror. Light/shaver point. Extractor fan. Radiator. Airing cupboard, with fitted shelving, housing lagged hot water cylinder.

From reception hall, door to:

BEDROOM 2

13'10" (4.22m) maximum x 12'0" (3.66m) maximum. Radiator. Sash window to front aspect again with pleasant outlook over neighbouring tree lined green.

From reception hall, door to:

SHOWER ROOM

A matching suite comprising tiled shower tray with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Fitted mirror. Radiator. Obscure glazed sash window to front aspect.

OUTSIDE

The property benefits from the use of the communal gardens which are situated to the rear of the building.

TENURE

Leasehold. A lease term of 99 years was granted on 20th May 1989 (Extended to 189 years).

GROUND RENT

£25 per annum

MAINTENANCE CHARGE

The current charge is £70 per month

COUNCIL TAX

Band B

DIRECTIONS

From Exeter city centre Mary Arches Street (one way) continue down to the traffic light 'T' junction and turn left which connects to Barthlomew Street East where the communal doorway for St Olaves mews 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.

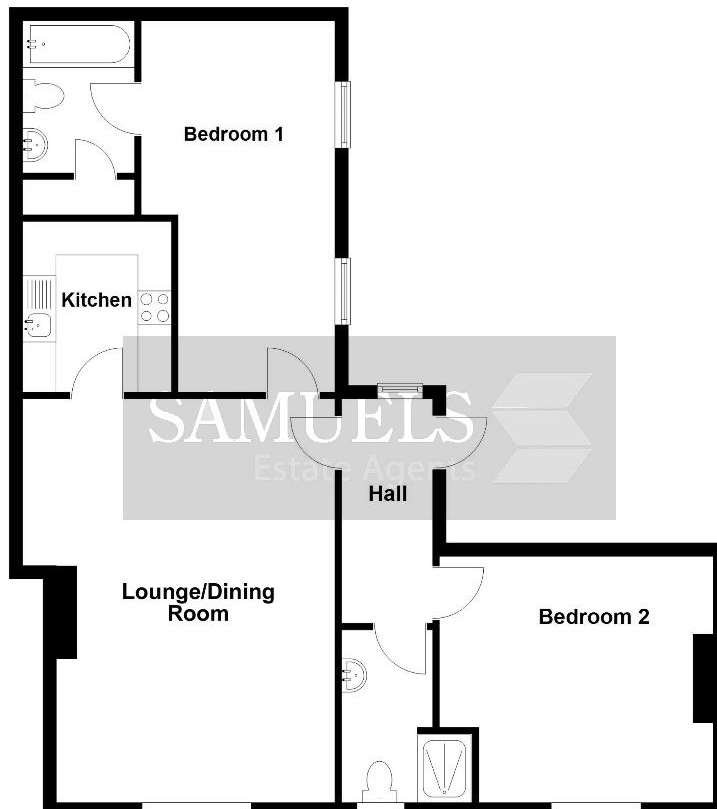
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1124/8794/AV



Total area: approx. 77.4 sq. metres (832.7 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	54 E	
21-38	F		
1-20	G		