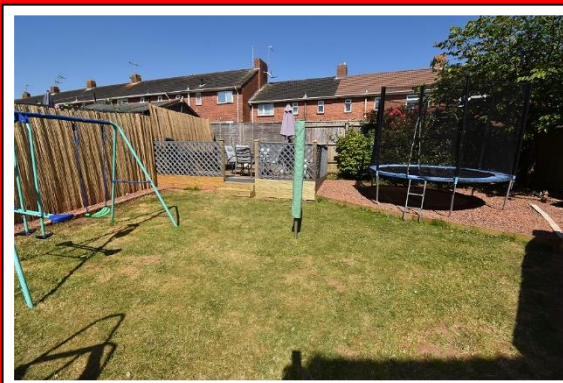




**13 LEYPARK CRESCENT  
WHIPTON  
EXETER  
EX1 3NR**



**OFFERS IN EXCESS OF £200,000 LEASEHOLD**



**A spacious purpose built first floor flat with its own private garden and parking for two vehicles. Well proportioned living accommodation. Private entrance. Two double bedrooms. Reception hall. Lounge/dining room. Modern kitchen. Bathroom. Covered balcony. Gas central heating. uPVC double glazing. Cul-de-sac position. Convenient location providing good access to local amenities and major link roads. Viewing recommended.**

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

Private part obscure uPVC double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Deep walk in storage cupboard. Power and light.

### **FIRST FLOOR RECEPTION HALL**

Radiator. Storage cupboard housing electric consumer unit and meter. Smoke alarm. Access to roof space housing boiler serving central heating and hot water supply. Door to:

### **LOUNGE/DINING ROOM**

16'0" (4.88m) x 11'8" (3.56m). A light and spacious room. Radiator. Television aerial point. Telephone point. uPVC double glazed window to rear aspect. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

### **KITCHEN**

9'2" (2.79m) x 7'0" (2.13m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Space for electric/gas cooker. Plumbing and space for washing machine. Single drainer sink unit with modern style mixer tap. Recess for upright fridge freezer. Recess with fitted shelving. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect.

From first floor reception hall, door to:

### **BEDROOM 1**

14'2" (4.32m) x 9'5" (2.87m). Radiator. Two uPVC double glazed windows to rear aspect.

From first floor reception hall, door to:

### **BEDROOM 2**

11'0" (3.35m) excluding door recess x 9'6" (2.90m). Radiator. Built in wardrobe. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor reception hall, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with tiled splashback and fitted electric shower unit over. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor, reception hall, uPVC double glazed door provides access to:

### **GOOD SIZE COVERED BALCONY**

With external power point and water tap. Offering fine outlook and views over neighbouring area, parts of Exeter and beyond.

### **OUTSIDE**

Directly to the front of the property is a private driveway providing comfortable parking for two vehicles. A shared pathway leads to the front door. To the left side elevation of the property is a gate and shared pathway leading to a private gate providing access to the rear garden, which is a particular feature of the property, consisting of a good size shaped area of lawn. Raised paved patio. Two further areas of garden laid to decorative stone chippings for ease of maintenance. Brick built storage shed.

### **TENURE**

**LEASEHOLD.** We have been advised a lease term of 125 years was granted on 15<sup>th</sup> May 1989

### **MAINTENANCE CHARGE**

The current charge is £34 per quarter.

### **GROUND RENT**

£10 per annum

### **FREEHOLDER**

The Freeholder is Exeter City Council.

**DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue down, under Polsloe Bridge, and at the traffic lights proceed straight ahead again into Pinhoe Road. Continue along passing the parade of shops and turn right into Vaughan Road and proceed down taking the left hand turning into Whipton Barton Road and 1<sup>st</sup> right into Leypark Road. Continue up the hill and take the right hand turning into Leypark Crescent.

**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/0523/8424/AV**

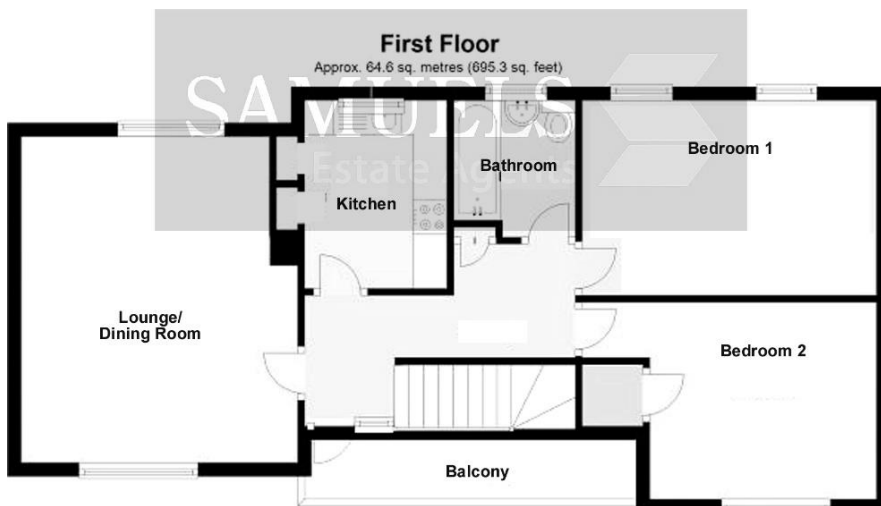
**Ground Floor**

Approx. 7.6 sq. metres (81.6 sq. feet)



**First Floor**

Approx. 64.6 sq. metres (695.3 sq. feet)



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		