

**22 WHEATON HOUSE
RED LION LANE
EXETER
EX1 2FG**



GUIDE PRICE £130,000-£140,000 LEASEHOLD



A stylish purpose built third floor apartment occupying a fabulous central position close Exeter city centre. Presented in superb decorative order throughout. Reception hall. Lounge/dining room with balcony. Modern kitchen. Spacious double bedroom. Modern bathroom. uPVC double glazing. Electric heating. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Access via telephone intercom to:

COMMUNAL HALLWAY

Stairs or lift lead to:

LEVEL 3 COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

Electric wall heater. Electric consumer unit. Smoke alarm. Telephone intercom. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

LOUNGE/DINING ROOM

16'10" (5.13m) x 11'0" (3.35m) maximum reducing to 8'6" (2.59m). A light and spacious room. Telephone point. Television aerial point. Electric wall heater. Two wall light points. uPVC double glazed door, with matching full height side window, provides access to:

BALCONY

With toughened glass surround. Timber decked floor. Outlook over neighbouring area and beyond.

From lounge/dining room, open plan to:

KITCHEN

9'10" (3.0m) x 7'2" (2.18m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Fitted electric double oven/grill. Four ring electric hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Integrated washing machine. Integrated upright fridge freezer.

From reception hall, door to:

BEDROOM

19'8" (5.99m) maximum x 9'0" (2.74m) maximum reducing to 6'4" (1.93m). A well proportioned room with electric heater. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From reception hall, door to:

BATHROOM

6'8" (2.03m) x 6'4" (1.93m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Large fitted mirror. Shaver point. Electrically heated towel rail. Inset LED spotlight to ceiling. Extractor fan.

TENURE

LEASEHOLD. We have been advised a lease term of 121 years was granted on 1st January 2011.

SERVICE/MAINTENANCE CHARGE

We have been advised that the current charge is £1,396.72 per annum (£698.36 payable every 6 months).

GROUND RENT

We have been advised that the current charge is £200 per annum

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: Electric heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and 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 (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road taking the right hand turning into York Road and continue to the traffic light junction with Sidwell Street and proceed straight ahead. Take the 1st left into Red Lion Lane where the property in question 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.

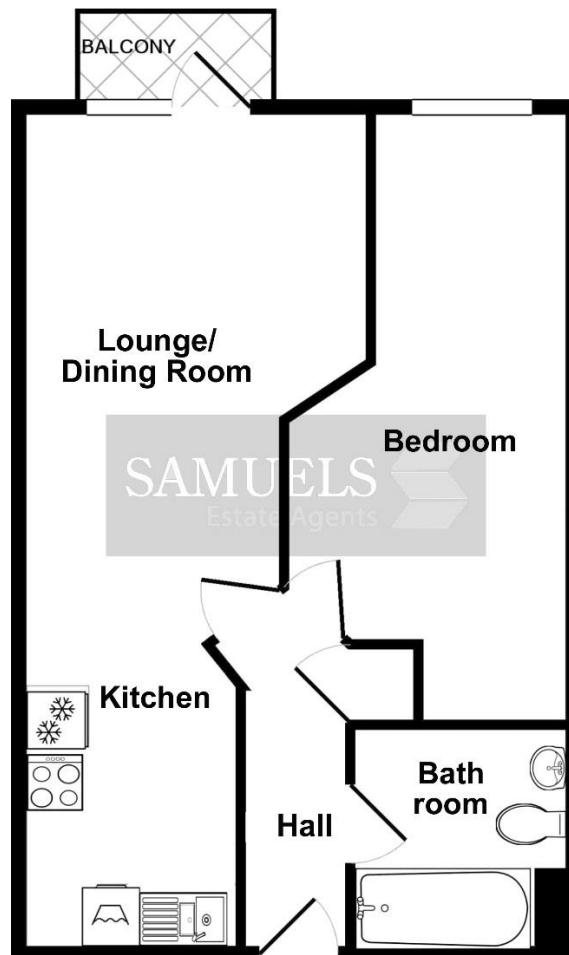
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/8878/AV



Floor Plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		