



**20 RICHMOND COURT
ST DAVIDS HILL
EXETER
EX4 3RA**



£220,000 LEASEHOLD



A stylish purpose built ground floor apartment with its own private section of garden adjacent to the property. Recently refurbished and decorated. Presented in superb decorative order throughout. Two bedrooms. Modern bathroom. Light and spacious lounge/dining room with access to garden. Modern kitchen. Double glazing. Underfloor heating. Private allocated parking space. Highly convenient central position within walking distance to Exeter city centre and university campus. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Private door leads to:

RECEPTION HALL

Telephone intercom. Telephone point. Double power point. Inset LED spotlights to ceiling. Smoke alarm. Deep storage cupboard, with fitted shelf, housing boiler serving hot water and underfloor heating system. Additional deep storage cupboard with electric wall heater and electric consumer unit. Door leads to:

LOUNGE/DINING ROOM

13'0" (3.96m) x 11'4" (3.45m). A light and spacious open plan room. Telephone point. Television aerial point. Thermostat control panel. Inset LED spotlights to ceiling. Double glazed sliding patio door with matching full height side panel provides access to private garden. Open plan to:

KITCHEN

11'2" (3.40m) x 5'10" (1.78m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. Circular bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Integrated dishwasher. Space for upright fridge freezer. Tiled floor. Inset LED spotlights to ceiling. Double glazed window to rear aspect.

From reception hall, door to:

BEDROOM 1

11'10" (3.61m) maximum x 8'10" (2.69m). Thermostat control panel. Telephone point. Television aerial point. Built in wardrobe. Double glazed window to front aspect.

From reception hall, door to:

BEDROOM 2

9'8" (2.95m) x 7'2" (2.18m). Television aerial point. Telephone point. Double glazed window to front aspect.

From reception hall, door to:

BATHROOM

7'4" (2.24m) x 5'8" (1.73m). A modern matching white suite comprising panelled bath with fitted mains shower unit over and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Heated ladder towel rail. Shaver point. Extractor fan. Inset LED spotlights to ceiling.

OUTSIDE

The property benefits from its own private area of garden which is adjacent to the property consisting of a raised paved patio with the rest of the garden laid to decorative stone chippings for ease of maintenance. Enclosed to all sides by steel railings. Gate provides pedestrian access. The property in question also benefits from a private allocated parking space which is numbered.s

TENURE

LEASEHOLD. We have been advised a lease term of 150 years commenced on 1st June 2005.

SERVICE/MAINTENANCE CHARGE

We have been advised the current charge is £2,406.05 per annum.

GROUND RENT

We have been advised the current charge is £134.64 per annum.

MATERIAL INFORMATION

Construction Type: Brick and block

Mains: - Water, drainage, electric, gas

Heating: Underfloor heating

Mobile: Indoors – EE, Three, O2, 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 B (Exeter)

DIRECTIONS

From Queen Street clock tower roundabout take the turning into New North Road and at the traffic light junction turn left into Hele Road and continue down. At the mini roundabout take the 1st exit left down into St Davids Hill and proceed down, passing Richmond Road, then take the next left into Richmond Court.

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.

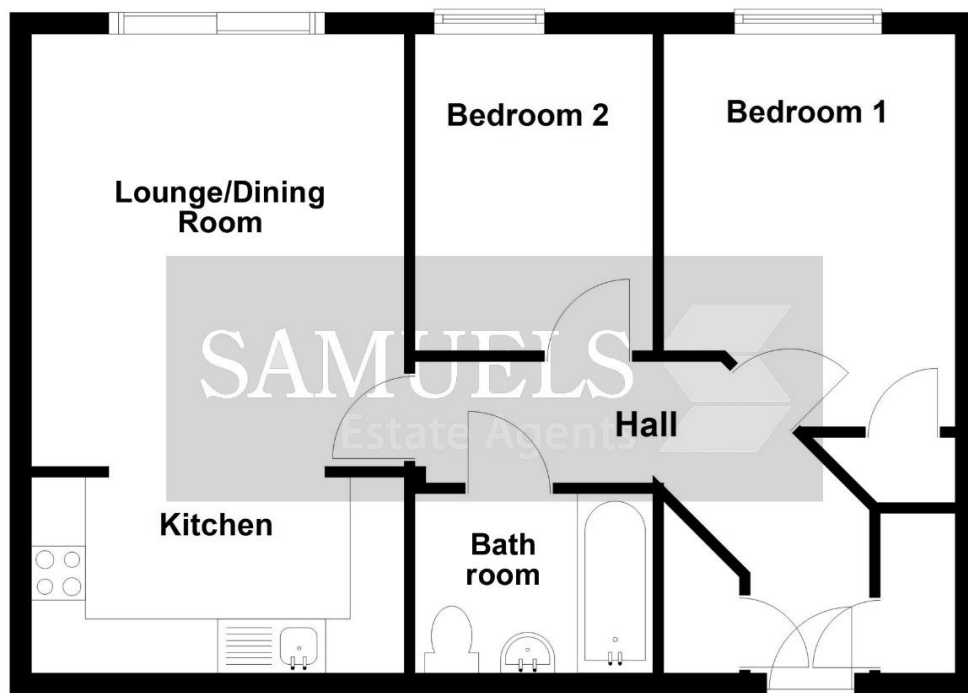
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8914/AV



Total area: approx. 50.6 sq. metres (544.9 sq. feet)

Floor plan for illustration purposes only – not to scale



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