

**42C POWDERHAM CRESCENT  
EXETER  
DEVON  
EX4 6BZ**



**OFFERS IN EXCESS OF £140,000 LEASEHOLD**



An opportunity to acquire a characterful ground floor flat with its own private entrance situated in a highly convenient position within walking distance to Exeter city centre and university campus. Presented in good decorative order throughout. Entrance hall. Light and spacious lounge/dining room with feature high ceiling and large double glazed sash windows. Modern kitchen. Double bedroom. Shower room. Ideal first time buy/investment purchase. Viewing highly recommended.

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

Attractive private front door leads to:

### **RECEPTION HALL**

Feature high ceiling. Exposed wood flooring. Doorway opens to:

### **KITCHEN**

10'8" (3.25m) x 5'10" (1.78m) excluding recess. Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Single drainer sink unit with modern style mixer tap. Space for upright fridge freezer. Exposed wood flooring. Feature high ceiling.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

16'0" (4.88m) into bay x 15'8" (4.78m) into recess. Light and spacious room. Feature high coved ceiling. Original ceiling rose. Picture rail. Radiator. Telephone point. Television aerial point. Wall mounted boiler serving central heating and hot water supply. Double glazed sash window to front aspect.

From reception hall, door to:

### **BEDROOM**

13'0" (3.96m) maximum x 12'5" (3.78m) maximum reducing to 10'6" (3.20m). Radiator. Picture rail. Feature high ceiling. uPVC double glazed window to rear aspect. Door leads to:

### **SHOWER ROOM**

Comprising tiled shower area with mains shower unit. Wash hand basin with tiled splashback. Low level WC. Radiator. Light/shaver point. Extractor fan.

### **OUTSIDE**

There is a garden in the centre of the crescent for all residents of Powderham Crescent. The owner of the flat will get a key for the garden. The cost of the upkeep is currently £35 per year payable to Powderham Crescent residents' association.

### **TENURE (1/3 share of Freehold)**

LEASEHOLD. We have been advised a lease term of 99 years was granted in 1989. The current vendor is in discussion with their solicitor and the lease will be extended to 999 years.

### **MAINTENANCE/SERVICE CHARGE**

Any works required are dividing 3 ways. Building insurance is divided 3 ways.

### **GROUND RENT**

None payable as 1/3 share of Freehold.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band A (Exeter)

### **DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and continue straight ahead up into Pennsylvania Road. Proceed along, just past the convenience store on the left hand side, take the right hand turning into Powderham Crescent, the property in question will be found a short way along 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 checks 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.

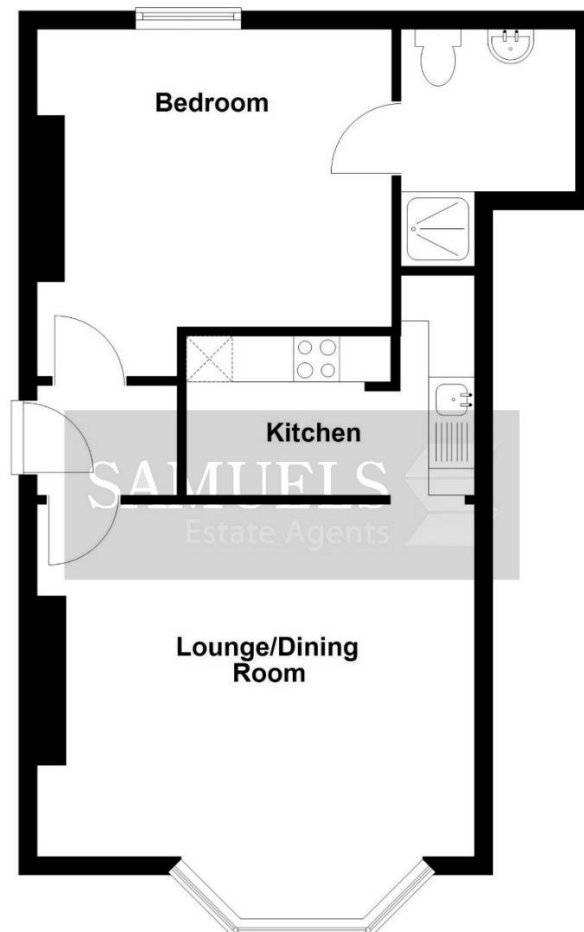
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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

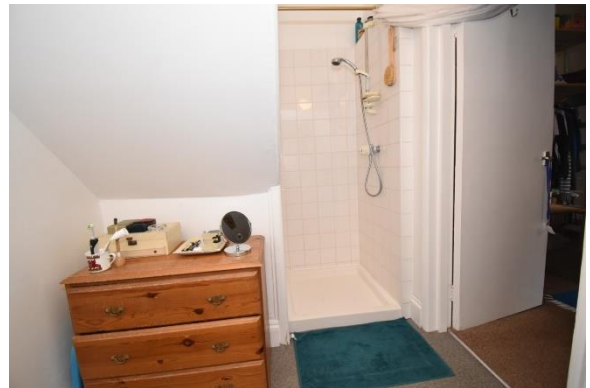
CDER/1225/9100/AV



Total area: approx. 45.6 sq. metres (491.3 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		