



**FLAT 1, ROCK HOUSE
COWICK LANE
EXETER
EX2 9HY**



£180,000 LEASEHOLD (SHARE OF FREEHOLD)



An opportunity to acquire a characterful ground floor flat occupying a highly convenient position providing good access to local amenities and major link roads. Presented in good decorative order throughout. Reception hall. Two bedrooms. Lounge/dining room. Kitchen. Bathroom. Private driveway providing parking for one car. Communal garden. A great first time buy/investment purchase. 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

Cloak hanging space. Telephone intercom. Door to:

LOUNGE/DINING ROOM

16'3" (4.95m) x 8'8" (2.64m). Laminate wood effect flooring. Electric wall heater. Telephone point. Window, with deep sill, to side aspect. Door to:

KITCHEN

8'10" (2.69m) maximum x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Sash window to front aspect.

From lounge/dining room, door to:

BEDROOM 1

11'6" (3.51m) x 9'2" (2.79m) excluding recess. Electric heater. Window to side aspect. Opening to:

WALK IN DRESSING ROOM/WARDROBE

11'10" (3.61m) x 4'10" (1.47m) maximum (approximate measurements). Electrically heated towel rail. Power and light. Hanging rails.

From lounge/dining room, door to:

BEDROOM 2

8'8" (2.64m) maximum x 7'10" (2.39m). Electric wall heater. Telephone point. Sash window to front aspect.

From reception hall, door to:

BATHROOM

6'10" (2.08m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over and tiled splashback. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath. Part tiled walls. Heated ladder towel rail. Tiled floor. Shaver point. Cupboard housing lagged hot water cylinder. Obscure glazed sash window to front aspect.

OUTSIDE

Directly to the front of the property is a delightful communal garden with a communal driveway providing parking.

TENURE

LEASEHOLD. A lease term of 999 years was granted on 25th March 1989. All the flats come with a share of the Freehold. The freeholders are Rock House Ltd and the potential buyer will become a director of Rock House Ltd.

SERVICE/MAINTENANCE CHARGE

We have been advised the current charge is £123.01 per month

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: Electric heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & 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

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left onto Alphington Street which connects to Alphington Road, continue almost to the end of this road (by Sainsbury's) and turn right into Cowick Lane. The property in question 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 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.

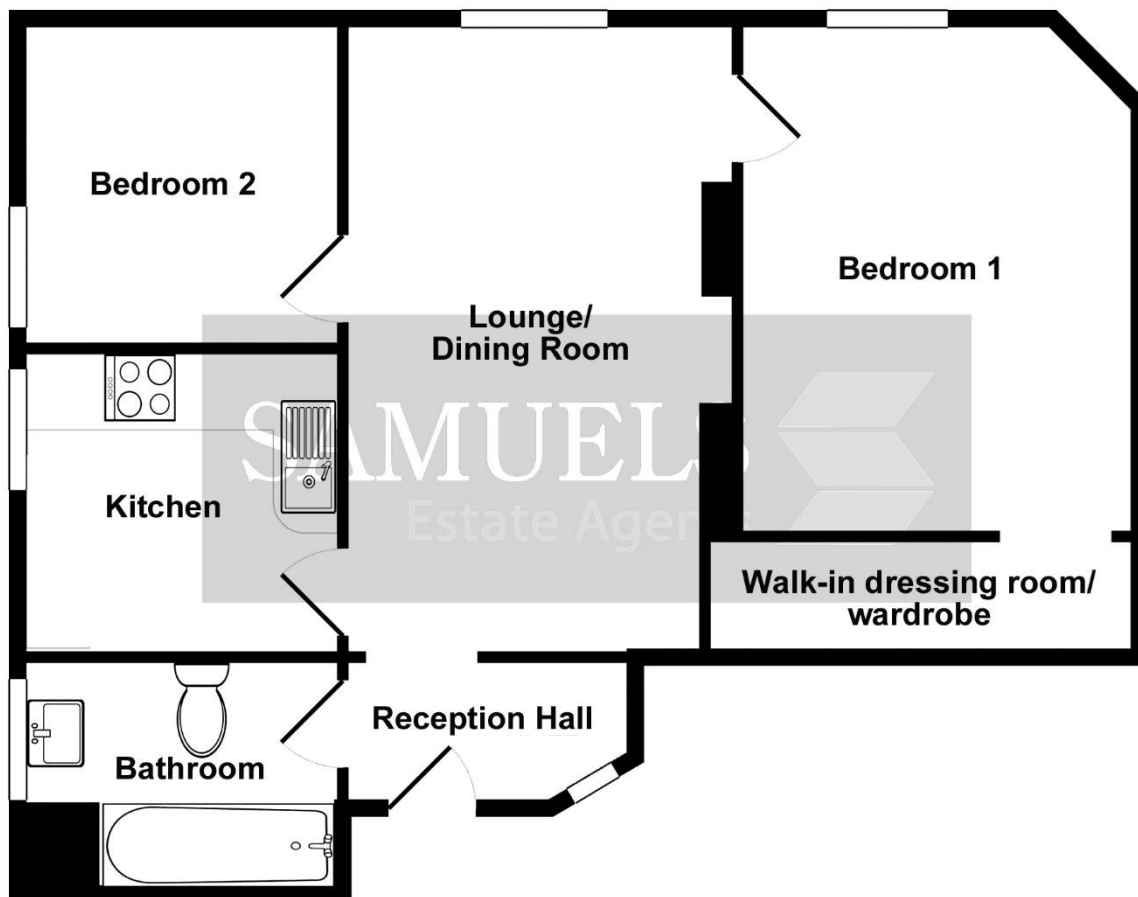
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8938/AV



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |