



**1A SPRINGFIELD ROAD  
ST JAMES  
EXETER  
EX4 6JL**



**£140,000 LEASEHOLD**



**An opportunity to acquire a well presented top floor studio apartment occupying a highly convenient position providing good access to local amenities, Exeter city centre and university. Reception hall. Light and spacious open plan lounge/bedroom. Kitchen/breakfast room. Modern bathroom. Electric heating. uPVC double glazing. Long leasehold. Ideal first time buy/investment purchase. No chain. Viewing recommended.**

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

Front communal door, accessed via telephone intercom to:

Communal stairs leading to:

### **FIRST FLOOR LANDING**

Private door leads to:

### **HALF LANDING**

Night storage heater. Wall light point. Stairs lead to:

### **SECOND FLOOR**

#### **HALLWAY**

Telephone intercom. Electric consumer unit. Telephone point. Smoke alarm. Door to:

#### **LOUNGE/BEDROOM**

14'10" (4.52m) average measurement x 11'4" (3.45m). A light and spacious room. Night storage heater. Telephone point. Television aerial point. Built in cupboard/wardrobe. Access to roof void. uPVC double glazed window to side aspect with outlook over neighbouring area.

From hallway, door to:

#### **KITCHEN/BREAKFAST ROOM**

10'10" (3.30m) average measurement x 5'8" (1.73m) reducing to 4'8" (1.42m). Fitted with a range of base, drawer and eye level cupboards. Marble effect roll edge work surfaces incorporating small breakfast bar. Single drainer sink unit. Fitted electric oven. Four ring electric hob. Washing machine (included in sale). uPVC double glazed window to side aspect.

From hallway, door to:

#### **BATHROOM**

A modern matching white suite comprising panelled bath with fitted electric shower unit over, folding glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC with concealed cistern. Airing cupboard housing lagged hot water cylinder. Obscure uPVC double glazed windows to both front and side aspects.

#### **TENURE**

LEASEHOLD. We have been advised a lease term of 999 years from 29<sup>th</sup> September 1989

#### **SERVICE/MAINTENANCE CHARGE**

The current charge is £70 per month

#### **GROUND RENT**

The current charge is £25 per annum

#### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating

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

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

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Low risk

Mining: No risk from mining

Council Tax: Band A

#### **DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, into Pennsylvania Road. At the traffic light/crossroad junction turn right into Union Road proceed along taking the 3<sup>rd</sup> right into Springfield Road. 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.

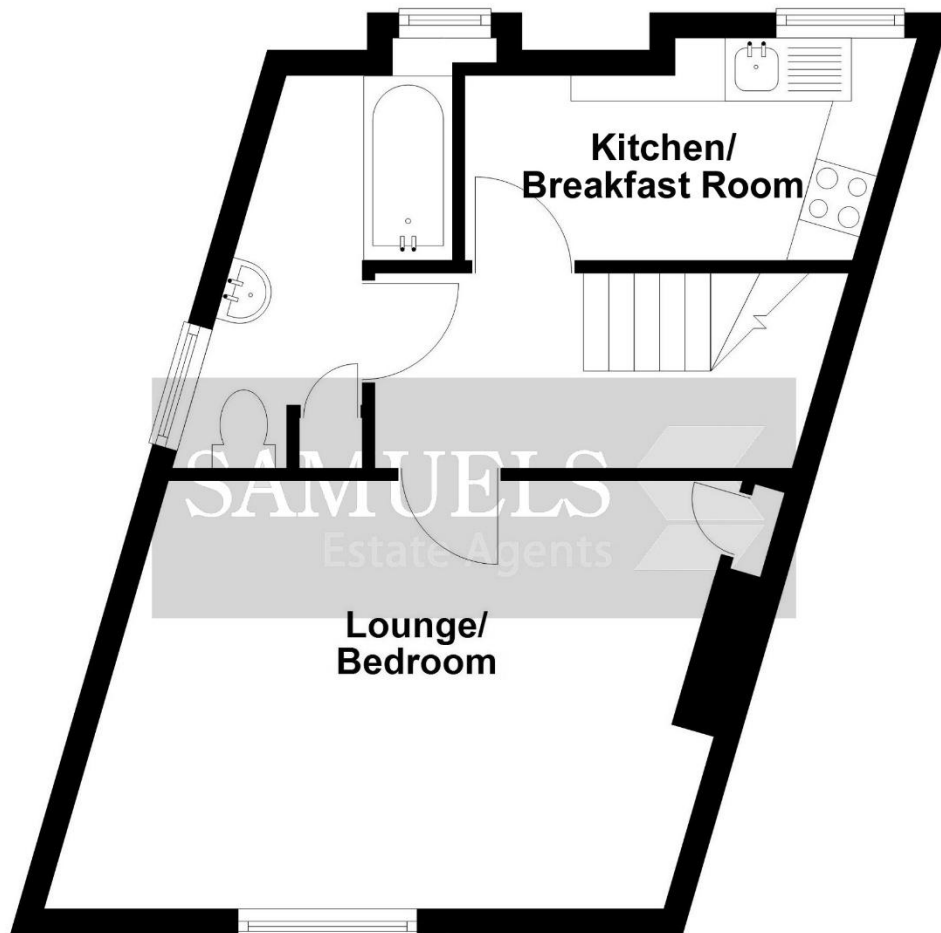
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0225/AV**



**Total area: approx. 33.2 sq. metres (357.6 sq. feet)**

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		