

**FLAT 3, 21 OLD TIVERTON ROAD
EXETER
DEVON
EX4 6LG**



£110,000 LEASEHOLD



A spacious first floor flat forming part of this attractive Grade II listed period property occupying a highly convenient position within close proximity to local amenities, Exeter city centre and university. Entrance hall. Lounge/dining room. Bedroom. Kitchen. Shower room. Gas central heating. Outlook and views over neighbouring area including parts of Exeter city football ground. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

ENTRANCE VESTIBULE

Attractive leaded glass panelled door leads to:

RECEPTION HALL

Stairs lead to:

FIRST FLOOR

Private door leads to:

HALLWAY

Telephone intercom. Door to:

LOUNGE/DINING ROOM

12'6" (3.81m) x 11'2" (3.40m) into recess. Feature fireplace with fire surround and mantel over. Radiator. Picture rail. Coving. Telephone point. Television aerial point. Glass panelled double opening doors lead to Juliet balcony to front aspect. Door to:

BEDROOM

14'0" (4.27m) into recess x 7'4" (2.24m). Radiator. Coved ceiling. Glass paned double opening doors lead to Juliet balcony to front aspect.

From entrance hall, glass panelled door leads to:

KITCHEN

13'0" (3.96m) x 8'2" (2.49m) maximum reducing to 6'8" (2.03m). Single drainer sink unit with tiled splashback and base cupboards under and two matching eye level cupboards. Roll edge work surface with tiled splashback. Plumbing and space for washing machine. Further appliance space. Feature fireplace with fire surround and mantel over. Picture rail. Storage cupboard. Radiator. Sash window to rear aspect with outlook over neighbouring area including parts of Exeter city football ground.

From entrance hall, door to:

SHOWER ROOM

Comprising large shower cubicle with fitted electric shower unit. WC. Wash hand basin with tiled splashback. Extractor fan. Wall mounted boiler serving central heating and hot water supply.

TENURE

LEASEHOLD. We await confirmation of the terms of the lease from our client's solicitor.

SERVICE/MAINTENANCE CHARGE

The current charge is £40 per month. 25% share per a flat.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard & 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 Exeter city centre proceed to the top of Sidwell Street and at the roundabout take the 1st exit onto Old Tiverton Road continue along where 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.

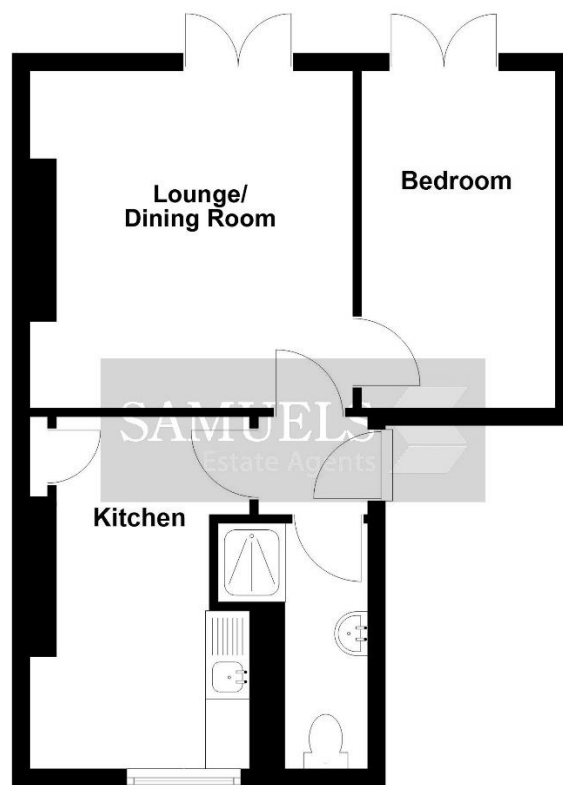
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/8871/AV



Total area: approx. 38.6 sq. metres
(415.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		