



**4, SUMMERLANDS COURT
36 HEAVITREE ROAD
EXETER
EX1 2LY**



£225,000 LEASEHOLD



A beautifully presented purpose built first floor apartment occupying a highly convenient position within walking distance to Exeter city centre. Two bedrooms. Reception hall. Access via telephone intercom. Light and spacious lounge/dining room. Modern kitchen. Modern bathroom. Gas central heating. uPVC double glazing. Garage. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door leads to:

COMMUNAL LOBBY

Telephone intercom access to:

COMMUNAL HALLWAY

Further door leading to:

COMMUNAL REAR LOBBY

Stairs leading to:

COMMUNAL FIRST FLOOR LANDING

Private door leads to:

RECEPTION HALL

Radiator. Thermostat control panel. Telephone intercom. Door to:

LOUNGE/DINING ROOM

18'4" (5.59m) x 12'0" (3.66m). A light and spacious room with engineered oak wood flooring. Radiator. Television aerial point. Telephone point. uPVC double glazed window to side aspect with outlook over neighbouring area and beyond. Further uPVC double glazed window to front aspect again with outlook over neighbouring area. Door leads to:

KITCHEN

11'8" (3.56m) x 6'10" (2.08m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with modern style mixer tap and single drainer. Fitted electric oven with hob and filter/extractor hood over. Appliances (included in the sale) comprising upright fridge freezer, slimline dishwasher and washing machine. Tiled floor. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect again with outlook over neighbouring area and beyond.

From reception hall, door to:

BEDROOM 1

13'0" (3.96m) x 11'10" (3.61m) maximum. Two radiators. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect.

From reception hall, door to:

BEDROOM 2

9'10" (3.0m) x 7'2" (2.18m). Radiator. uPVC double glazed window to rear aspect.

From inner hallway, door to:

BATHROOM

7'0" (2.13m) x 6'2" (1.88m) maximum. A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit over and curved glass shower screen. Low level WC. Wall hung wash hand basin with modern style mixer tap. Tiled wall surround. Tiled floor. Heated ladder towel rail. Extractor fan.

From the first floor communal landing the property benefits from a private lockable storage cupboard with power and light also housing electric consumer unit.

OUTSIDE

The property benefits from a private single garage in a block situated to the rear of the building. Vehicle access is gained via the service lane from Spicer Road, continue down the service lane and the block of garages will be found on the right hand side. The garage in question is the middle garage on the left hand side block.

TENURE

Leasehold. A lease term of 199 years was granted on 1st January 1973

GROUND RENT

£25 per annum

SERVICE CHARGE

We have been advised the current charge is £305 per quarter.

COUNCIL TAX

Band B

DIRECTIONS

From Exeter city centre proceed to the bottom of Paris Street to the roundabout and take the 3rd exit into Heavitree Road. Continue along Heavitree Road where Summerland Court will be found after a short distance on the right hand side between Denmark Road and Spicer Road.

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.

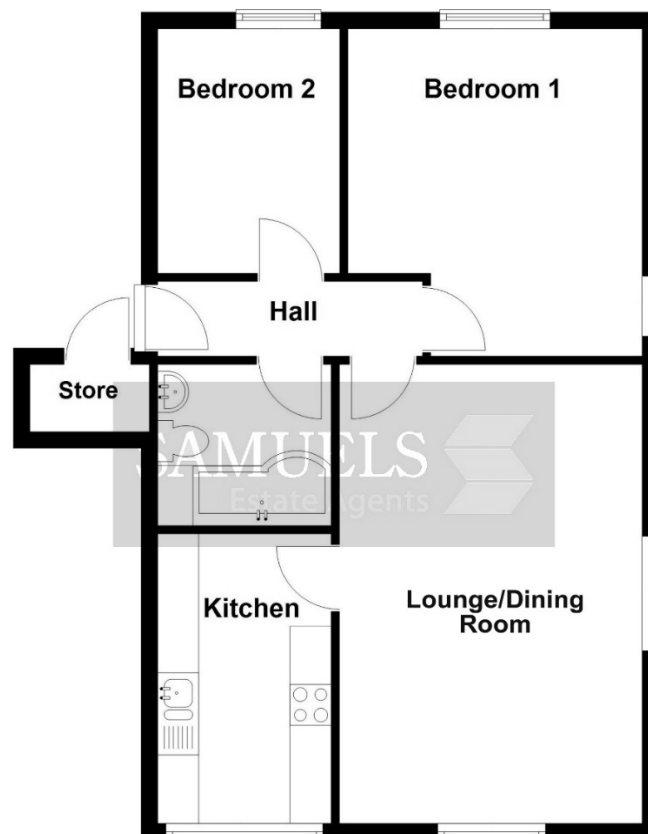
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0424/8626/AV



Total area: approx. 58.1 sq. metres
(625.8 sq. feet)

Floor plan for illustration purposes only – not to scale



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