



**13 WATERMORE COURT
PINHOE ROAD
EXETER
EX4 7HQ**



£150,000 LEASEHOLD



A purpose built second floor apartment occupying a highly convenient position providing good access to local amenities, university and Exeter city centre. Two bedrooms. Reception hall. Light and spacious lounge/dining room. Kitchen. Bathroom. Views and outlook over neighbouring area and beyond. Private allocated parking space. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door (via car park) to:

COMMUNAL HALLWAY

Stairs leading to:

SECOND FLOOR LANDING

Private door leads to:

RECEPTION HALL

Telephone intercom. Cloak hanging space. Smoke alarm. Cupboard housing hot water tank. Doorway opens to:

LOUNGE/DINING ROOM

15'4" (4.67m) x 14'0" (4.27m) maximum ('L' shaped). Night storage heater. Television aerial point. Telephone point. Secondary glazed windows to both front and side aspects with outlook over neighbouring area, parts of Exeter and beyond. Open plan to:

KITCHEN

9'0" (2.74m) maximum x 6'0" (1.83m). Fitted with a range of matching base, drawer and eye level cupboards. Work surface with tiled splashback. Single drainer sink unit with mixer tap. Electric cooker. Plumbing and space for washing machine.

From reception hall, door to:

BEDROOM 1

12'8" (3.86m) maximum reducing to 10'6" (3.20m) x 9'10" (3.0m). Night storage heater. Built in wardrobe. Secondary glazed window to front aspect with outlook over neighbouring area and beyond.

From reception hall, door to:

BEDROOM 2

9'10" (3.0m) x 7'4" (2.54m). Night storage heater. Built in wardrobe. Secondary glazed window to front aspect with outlook over neighbouring area.

From reception hall, door to:

BATHROOM

Comprising panelled bath with mixer tap, fitted electric shower unit and glass shower screen. Low level WC. Wash hand basin with mixer tap. Medicine cabinet. Extractor fan.

OUTSIDE

TENURE

Leasehold. A lease was granted on 21st June 2018 and is due to expire on 25th December 2160.

MAINTENANCE CHARGE

The current charge is £351 payable quarterly.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating

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

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

DIRECTIONS

Proceeding out of Exeter along Blackboy Road continue to the traffic light junction and proceed straight ahead into Pinhoe Road. Watermore Court 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 checks on 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 surveyors 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.

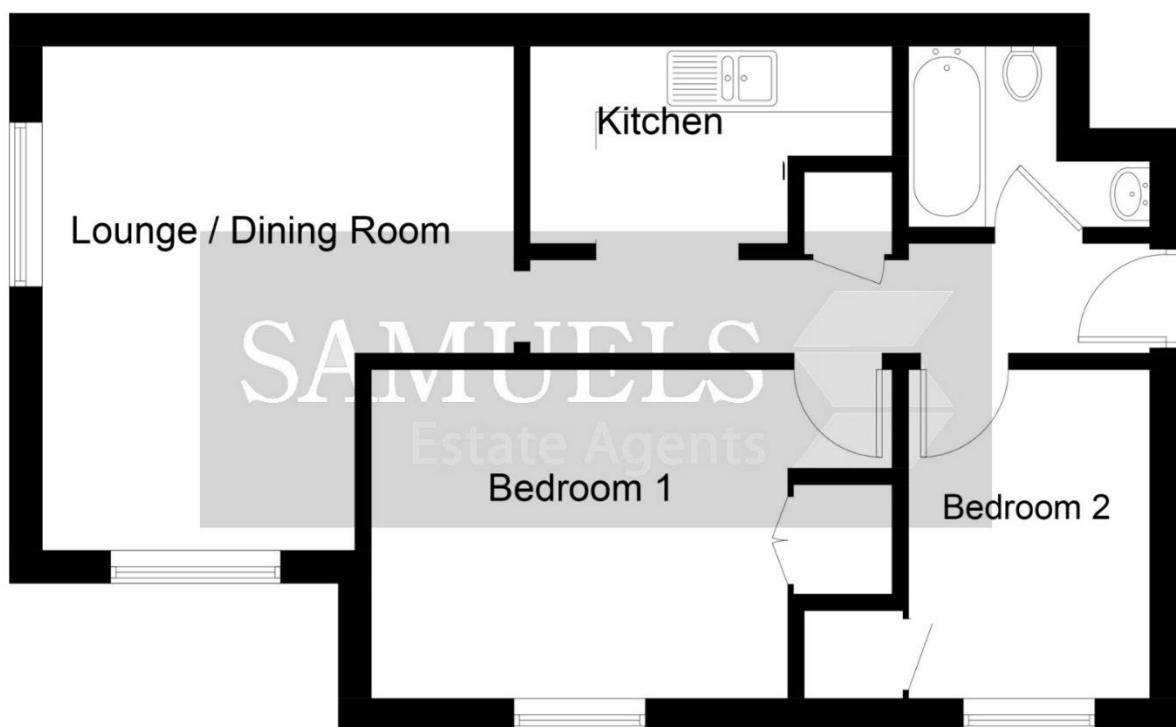
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8787/AV



Approximate Gross Internal Area = 55.3 sq m / 595 sq ft

Floor plan for illustration purposes only – not to scale



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