



**8 RICES MEWS
ST THOMAS
EXETER
EX2 9AY**



£190,000 LEASEHOLD



A purpose built first floor apartment occupying a highly convenient position providing good access to local amenities and Exeter quayside. Private entrance. Two bedrooms. Modern bathroom. Spacious lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Attractive brick paved double driveway providing parking for two cars. Small section of garden laid to decorative stone chippings. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Private obscure uPVC double glazed front door leads to:

ENTRANCE HALL

Radiator. Cloak hanging space. Cupboard housing electric meter and consumer unit. Telephone point. Stairs rising to:

FIRST FLOOR LANDING

Radiator. Telephone point. Airing/linen cupboard with electric light, fitted shelving and radiator. Access to roof space. Smoke alarm. Additional deep storage cupboard/wardrobe with electric light, fitted shelving and hanging rail. uPVC double glazed window to rear aspect. Door to:

LOUNGE/DINING ROOM

14'10" (4.52m) x 11'0" (3.35m). A spacious room. Radiator. Television aerial point. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Feature archway opens to:

KITCHEN

9'4" (2.84m) x 5'10" (1.78m). Fitted with a range of matching, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 1

10'4" (3.15m) x 9'2" (2.79m). Radiator. Television aerial point. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 5'8" (1.73m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising 'P' shaped panelled bath with fitted electric shower unit over and carved glass shower screen. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Heated ladder towel rail. Electric wall heater. Obscure uPVC double glazed window to front aspect.

OUTSIDE

Directly to the front of the property is an attractive brick paved double width driveway providing parking for two vehicles. Section of garden laid to decorative stone chippings for ease of maintenance. Outside light and water tap. Pathway leads to the front door.

TENURE

LEASEHOLD. We have been advised the property was granted a lease term of 999 years which commenced in 1991.

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street, at the traffic light junction proceed straight ahead down into Alphington Road. Continue under the railway bridge and at the next set of traffic lights turn right into Sydney Road and continue to the end of this road bearing left which connects to Ferndale Road. Proceed down taking the 2nd left into Rices Mews.

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/0823/8468/AV



TOTAL APPROX. FLOOR AREA: 563 SQ.FT. (52.3 SQ.M.)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		