



**9 LICHGATE ROAD  
ALPHINGTON  
EXETER  
EX2 8FJ**



**£150,000 LEASEHOLD**



**A stylish purpose built first floor apartment with its own private access located within this highly sought after residential area providing good access to local amenities and major link roads. Presented in good decorative order throughout. Reception hall. Sitting room. Kitchen/breakfast room. Double bedroom. Bathroom. Gas central heating. uPVC double glazing. Two private allocated parking spaces. Ideal first time buy/investment purchase. Viewing highly recommended.**

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

Private composite part obscure double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Electric consumer unit. Stairs lead to:

### **FIRST FLOOR**

#### **HALLWAY**

Radiator. Access to roof space. Airing cupboard, with fitted shelf, housing boiler serving central heating and hot water supply. Additional storage cupboard with fitted shelving. uPVC double glazed window to side aspect. Door to:

#### **SITTING ROOM**

11'8" (3.56m) 11'4" (3.45m). Television aerial point. Telephone point. Radiator. uPVC double glazed window to rear aspect. Door leads to:

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

12'0" (3.66m) x 7'0" (2.13m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Space for small table and chairs. Lead effect uPVC double glazed window to front aspect.

From hallway, door to:

#### **BEDROOM**

13'5" (4.09m) maximum x 8'4" (2.54m) excluding deep recess. Radiator. Lead effect uPVC double glazed window to front aspect.

From hallway, door to:

#### **BATHROOM**

7'0" (2.13m) x 5'8" (1.73m). A matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over, glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a small area of garden mostly laid to paving with shrub bed and raised timber decked terrace. To the side of the garden is a block paved driveway with private allocated parking space. The property also benefits from additional parking space close by to the rear elevation.

### **TENURE**

Leasehold. A lease term of 999 years was granted on 25<sup>th</sup> March 1988.

### **SERVICE/MAINTENANCE CHARGE**

We have been advised the current charge is £50 per annum

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Vodafone voice and data limited, O2 voice likely and data limited, Three voice and data none

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 B

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 1st left into Alphington Street which then connects to Alphington Road. Proceed along passing Sainsbury's and take the left hand turning into Church Road, at the next roundabout take the 3rd exit left again into Church Road which then connects to Chudleigh Road. Proceed straight ahead and at the next roundabout turn left into Chantry Meadow proceed down then 1st right into Steeple Drive then 1st left into Lichgate 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.

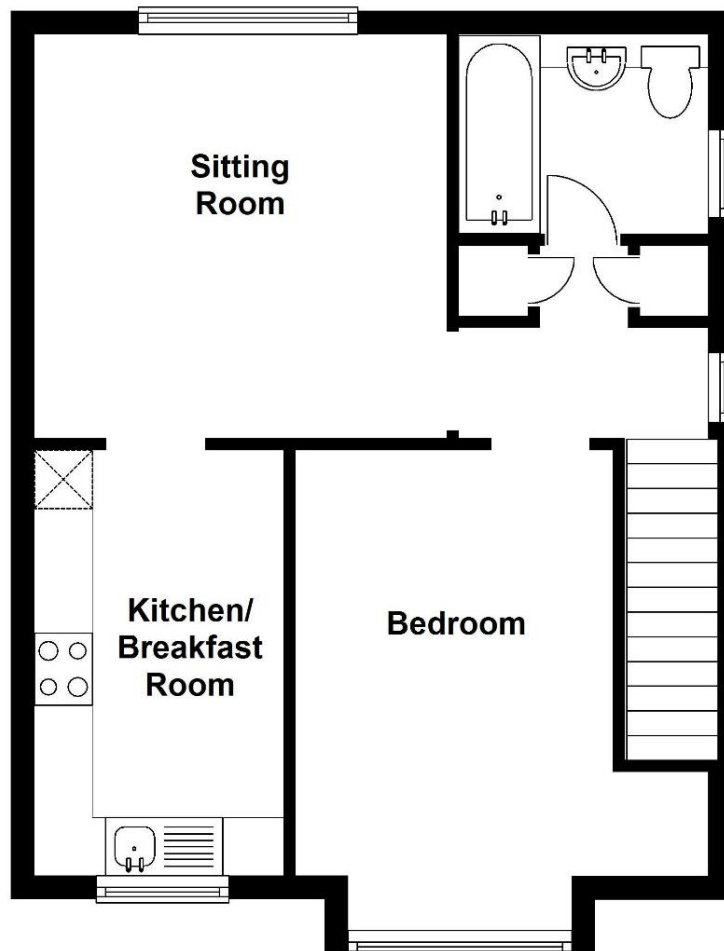
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/1224/8821/AV**



Floor plan for illustration purposes – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		