



**62A COUNTESS WEAR ROAD
COUNTESS WEAR
EXETER
EX2 6LR**

PROOF COPY



£280,000 LEASEHOLD



An opportunity to acquire a fabulous apartment (on the level) with stunning views and outlook over neighbouring river Exe and countryside beyond. Well proportioned versatile living accommodation. Two double bedrooms. Private entrance. Reception hall. Good size sitting room with sun balcony. Kitchen. Bedroom two/separate dining room. Modern shower room. Gas central heating. uPVC double glazing. Single garage. Desirable residential location whilst providing good access to major link roads. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with tiled floor and courtesy light. Private front door, with obscure double glazed side panel, leading to:

RECEPTION HALL

Radiator. Double width cloaks cupboard with storage cupboard over. Adjoining double width linen/storage cupboard with fitted shelving and storage cupboards over. Coved ceiling. Smoke alarm. Thermostat control panel. Understair storage cupboard. Door to:

SITTING ROOM

14'10" (4.52m) x 13'4" (4.06m). An impressive light and airy room. Television aerial point. Radiator. Coved ceiling. uPVC double glazed window to side aspect. Obscure glass panelled double doors lead to dining room/bedroom two. Large double glazed sliding door, with fixed side panel, leading to:

RAISED SUN BALCONY

With tiled floor. Wrought iron railing surround. Fabulous outlook over neighbouring River Exe and countryside beyond.

From reception hall, door to:

KITCHEN

10'10" (3.30m) maximum reducing to 9'8" (2.95m) x 10'0" (3.05m). A refitted modern kitchen comprising a range of matching base, drawer and eye level units with marble effect roll edge work surfaces and tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Integrated dishwasher. Integrated fridge. Plumbing and space for washing machine. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Obscure uPVC double glazed door to side elevation in turn providing access to front aspect.

From reception hall, door to:

BEDROOM 1

20'6" (6.25m) x 10'2" (3.10) maximum. A good size room incorporating study area with two radiators. Television aerial point. Two built in double wardrobes. Display shelving. Telephone point. uPVC double glazed window to side aspect. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 2/DINING ROOM

14'10" (4.52m) x 13'4" (4.06m) (Currently used as a dining room). Radiator. Coved ceiling. Telephone point. uPVC double glazed window to side aspect offering pleasant outlook over neighbouring gardens, River Exe and countryside beyond. Full height large uPVC double glazed window to rear aspect again offering pleasant outlook over neighbouring gardens, River Exe and countryside beyond.

From reception hall, door to:

SHOWER ROOM

9'10" (3.0m) x 5'8" (1.73m) maximum. A refitted modern matching white suite comprising good size shower with glass curved shower enclosure incorporating drying area, fitted shower unit and tiled splashback. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard space beneath. Heated towel rail. Additional heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property in question benefits from a private garage with electronically operated roller front door providing vehicle access whilst a rear door provides pedestrian access.

TENURE

Leasehold. We have been advised by our client that the property in question was granted a lease term of 999 years which commenced in 1980. We understand our client owns a one third share of the freehold.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three (limited), O2 and Vodafone (likely) - Outdoors – EE, Three, O2 and Vodafone – all likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Medium risk

Mining: No risk from mining

Council Tax: Band C

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing the crematorium and Northbrook pitch and putt golf course and take the next right into School Lane. Proceed down taking the 2nd left, by the Tally Ho, into Countess Wear Road and continue along this road almost the very end where the property in question will be found on the right 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.

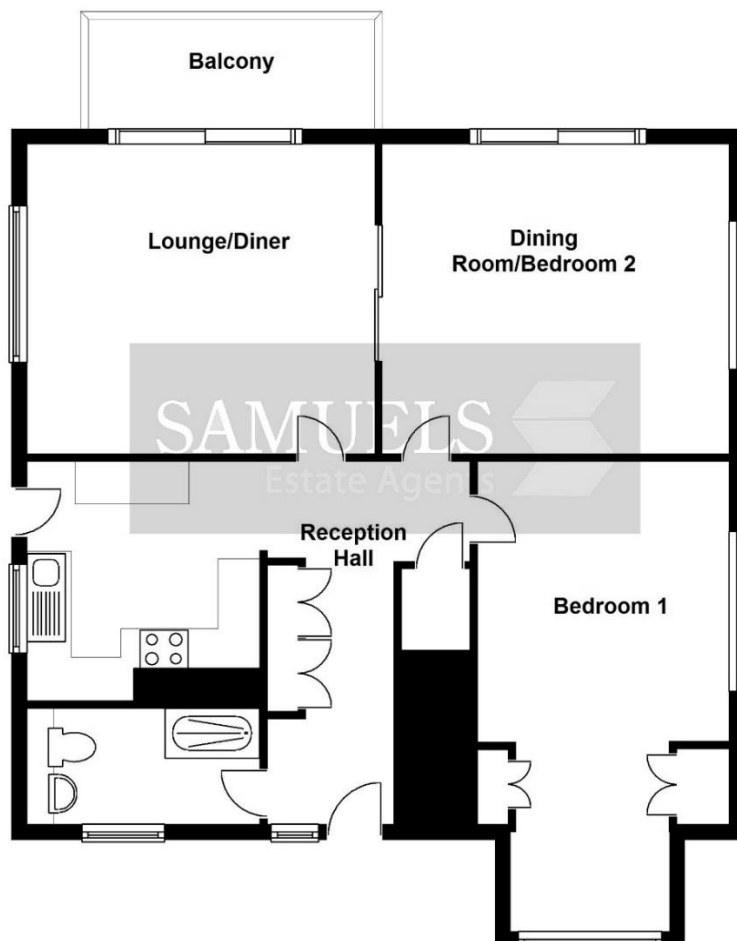
Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects 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 investigate 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.

REFERENCE

CDER/1124/8805/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		