



**APARTMENT 7, 143 FORE STREET
EXETER
DEVON
EX4 3AN**



£190,000 LEASEHOLD



An opportunity to acquire a spacious top floor apartment with stunning views and outlook over neighbouring area, parts of Exeter and countryside beyond. Good decorative order throughout. Two double bedrooms. Reception hall. Light and spacious lounge/dining room open plan to kitchen. Bathroom. Private balcony/terrace benefitting from the stunning views. Electric heating. Fabulous central location convenient to all local amenities including Exeter quayside. No onward chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs lead to:

FOURTH FLOOR COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

Electric consumer unit. Airing cupboard housing hot water tank. Telephone intercom. Door leads to:

LOUNGE/DINING ROOM

18'5" (5.61m) x 16'10" (5.13m) maximum. A light and spacious room. Electric radiator. Exposed ceiling beam. Three wall light points. Television aerial point. Telephone point. Sealed unit double glazed double opening doors, with matching side windows, leads to:

OUTSIDE TERRACE/BALCONY

Part of which is laid to raised timber decked. Fine outlook and views over neighbouring area, parts of Exeter and countryside beyond.

From lounge/dining room, open plan with three steps down to:

KITCHEN

13'0" (3.96m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with part tiled splashbacks. Fitted oven. Electric hob. Stainless steel splashback with filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for fridge.

From reception hall, door to:

BEDROOM 1

12'5" (3.78m) maximum x 9'10" (3.0m). Two wall light points. Electric radiator. Television aerial point. Double glazed Velux style window to rear aspect with outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

BEDROOM 2

11'6" (3.51m) x 9'10" (3.0m). Electric radiator. Two wall light points. Double glazed Velux style window to rear aspect with outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

BATHROOM

6'5" (1.96m) x 6'0" (1.83m). A matching white suite comprising panelled bath with mixer tap, fitted electric shower unit and folding glass shower screen. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Tiled floor. Electrically heated towel rail. Extractor fan.

TENURE

LEASEHOLD

We have been advised a lease term of 999 years commenced on 1st January 2000

SERVICE CHARGE

We have been advised the current service charge is £714 per annum – 50% payable on 1st January and 50% payable on 1st July.

GROUND RENT

The current ground rent charge is £150 per annum

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Electric heating

Mobile: Indoors – Current data can be found on the Ofcom website

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Broadband: Current data can be found on the Ofcom website

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

Mining: No risk from mining

Council Tax: Band B (Exeter)

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.

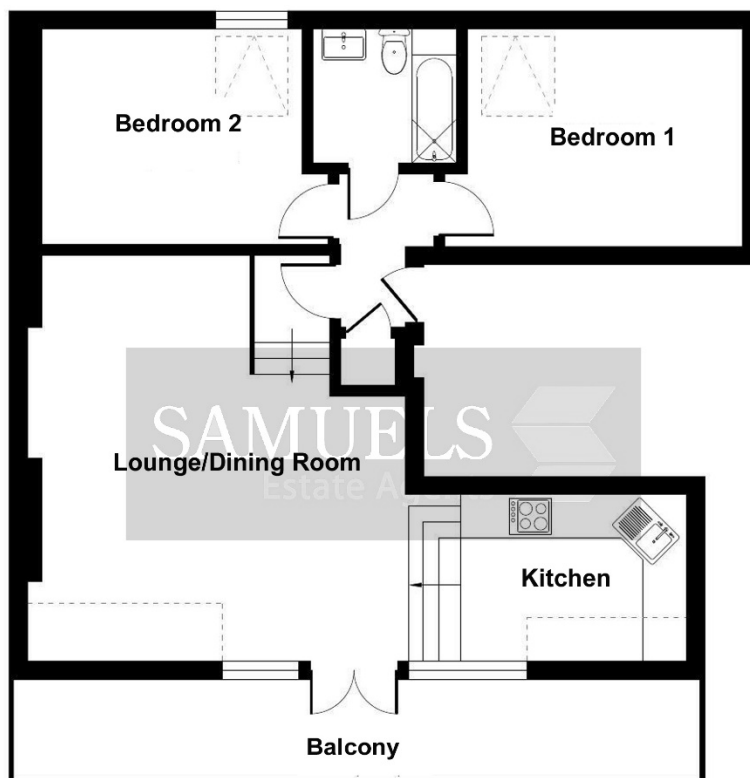
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/8989/AV



Approximate Area: 687 sq.ft / 63.8 sq.m.
Limited Use Area(s) 37 sq.ft / 3.4 sq.m.
Total= 724 sq.ft. / 67.2 sq.m.

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		