



**64 BARLEY FARM ROAD
HIGHER ST THOMAS
EXETER
EX4 1NN**



£160,000 LEASEHOLD



An opportunity to acquire a spacious ground floor purpose built garden flat with its own private garden and garage in block close by. Two double bedrooms. Entrance hall. Well proportioned lounge/dining room. Kitchen/breakfast room. Conservatory. Shower room. uPVC double glazing. Electric heating. Good size private garden. Additional area of garden well stocked with a variety of maturing shrubs, plants and bushes. Outlook and views over neighbouring area, parts of Exeter and beyond. Garage in block close by. No chain. Cash purchasers only. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Inset spotlight to ceiling. Internal glass paned door leads to:

LOUNGE/DINING ROOM

13'10" (4.22m) x 11'6" (3.51m). A well proportioned room. Telephone point. Television aerial point. Night storage heater. Smoke alarm. uPVC double glazed window to front aspect with outlook over front garden. Obscure glass panelled door leads to:

KITCHEN/BREAKFAST ROOM

10'2" (3.10m) x 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces, incorporating breakfast bar, with tiled splashback. Single drainer sink unit with mixer tap. Electric oven and hob. Plumbing and space for washing machine. Further appliance space. uPVC double glazed window to rear aspect. Obscure uPVC double glazed door provides access to:

CONSERVATORY

13'2" (4.01m) maximum x 7'4" (2.24m) maximum. uPVC double glazed conservatory with dwarf wall. Electric wall heater. Power and light. Views over parts of Exeter and beyond. uPVC double glazed windows and door providing access and outlook to rear garden.

From lounge/dining room, obscure glass panelled door leads to:

INNER HALLWAY

Smoke alarm. Double width airing cupboard housing hot water cylinder and fitted shelving. Deep walk in storage cupboard with electric light. Door to:

BEDROOM 1

11'0" (3.35m) x 10'10" (3.30m). Night storage heater. uPVC double glazed window to front aspect with outlook over front garden.

From inner hallway, door to:

BEDROOM 2

10'8" (3.25m) x 10'2" (3.10m). Large double wardrobe (included in sale). Chest of drawers (included in sale). Night storage heater. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From inner hallway, door to:

SHOWER ROOM

A matching white suite comprising good size quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled wall surround. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is an area of garden laid to lawn stocked with a variety of maturing shrubs, plants and bushes. Dividing pathway leads to the front door with storage shed housing electric meter. Directly to the rear of the property is an enclosed private garden mostly laid to paving and gravelled stone chippings for ease of maintenance. Various shrubs and plants. The rear garden is enclosed to all sides whilst a side gate provides access to a good size section of garden well stocked with a variety of maturing shrubs, plants and trees. The property also benefits from a private single garage which is situated close by.

TENURE

LEASEHOLD. A lease term of 99 years was granted on 1st January 1971

SERVICE/MAINTENANCE CHARGE

The client advised there are no monthly charges.

GROUND RENT

The ground rent is peppercorn.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & 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 (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 2nd exit left into Cowick Street, proceed to the end of this road and at the traffic light/cross road junction proceed straight ahead up into Dunsford Hill. At the brow of the hill turn right into Barley Lane, continue along taking the 3rd right down into Barley Farm Road where the property in question will be found a short way along down 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.

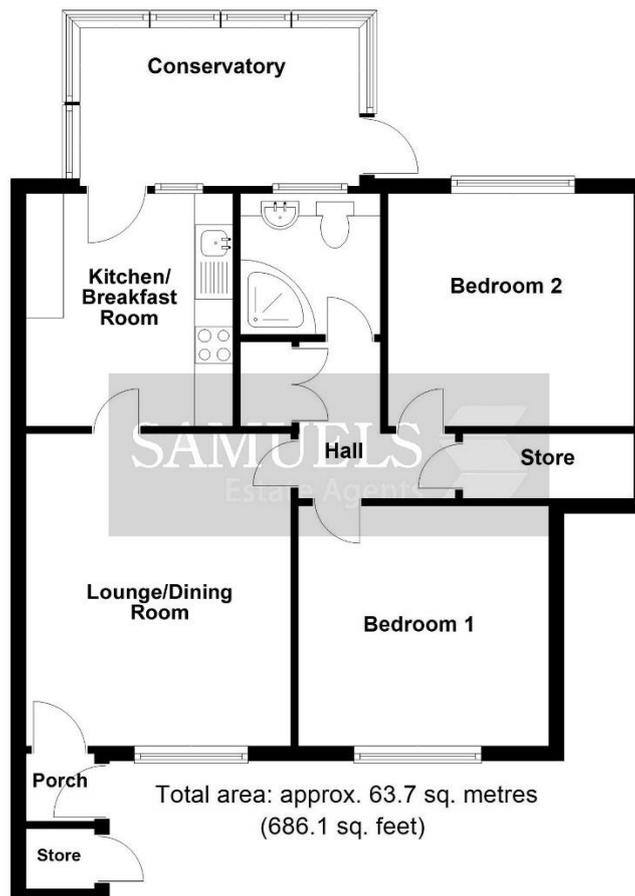
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8910/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
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		