

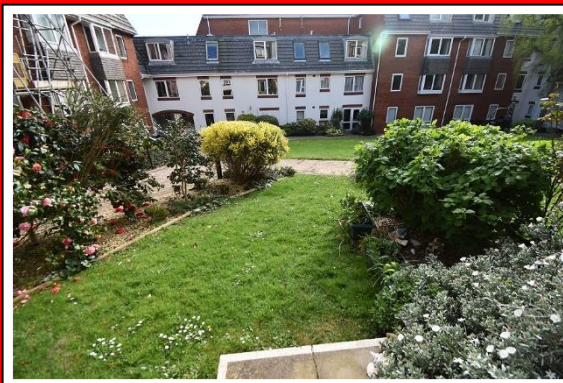


**82 HOMECOURT HOUSE
BARTHOLOMEW STREET WEST
EXETER
EX4 3AE**

PROOF COPY



£90,000 LEASEHOLD



A well presented purpose built ground floor retirement apartment occupying a delightful position with pleasant outlook and immediate access to communal gardens. Light and spacious lounge/dining room. Kitchen. Hallway. Double bedroom. Shower room. Resident manager. Security entrance phone system. Lift service. Emergency pull cord system. Residents' lounge and laundry room. Well maintained communal gardens and grounds. Fabulous central position within walking distance to Exeter city centre. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Access is gained via the communal front door (right hand side door) or via the communal garden gates to the left hand side which leads to the communal garden with communal door leading to private front door or indeed the private rear door of the property in question.

RECEPTION HALL

Smoke alarm. Deep storage cupboard with electric light, fitted shelving and also housing hot water tank, electric meter and electric consumer unit. Door to:

LOUNGE/DINING ROOM

15'2" (4.62m) x 10'8" (3.25m). A light and spacious room. Night storage heater. Telephone intercom. Telephone point. Television aerial point. uPVC double glazed door, with matching full height side window, providing pleasant outlook over communal gardens. Feature archway opens to:

KITCHEN

7'6" (2.29m) x 5'4" (1.63m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring electric hob with filter/extractor hood over. Space for upright fridge freezer. Single drainer sink unit with mixer tap.

From reception hall, door to:

BEDROOM

11'10" (3.61m) excluding wardrobe space x 8'8" (2.64m). Night storage heater. Telephone point. Wall light point. Television aerial point. Large built in double wardrobe. uPVC double glazed window to front aspect with outlook over communal gardens.

From reception hall, door to:

SHOWER ROOM

6'10" (2.08m) x 5'4" (1.63m). Comprising good size double width tiled shower enclosure with seat and fitted electric shower. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Electrically heated towel rail. Electric wall heater. Extractor fan.

OUTSIDE

The property in question benefits from its own private rear entrance leading onto the beautifully kept well maintained communal gardens and grounds which enjoy a south westerly aspect.

COMMUNAL FACILITIES

Residents' lounge with kitchenette, laundry, guest suite for visitors and communal gardens and grounds.

AGENTS NOTE

We have been advised any purchaser must be over 60 years of age.

TENURE

Leasehold. We have been advised lease term of 125 years was granted in 1983.

SERVICE/MAINTENANCE CHARGE

The current charge is £2,472.08 per annum (a payment of £1,236.04 every 6 months).

GROUND RENT

The current charge is £710.26 per annum (a payment of 355.13 every 6 months)

COUNCIL TAX

Band C (70) (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.

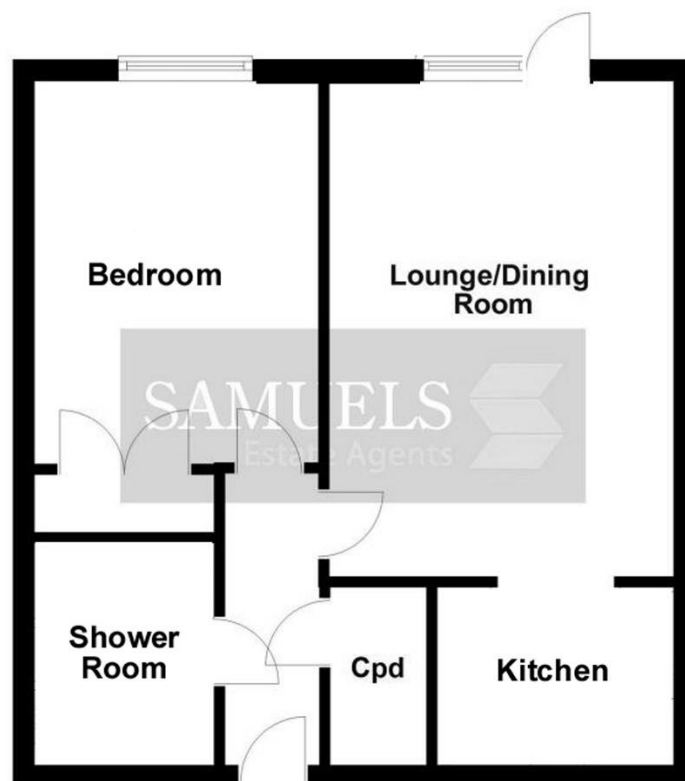
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0424/8618/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		