

**GROUND FLOOR FLAT  
36 HALDON ROAD  
EXETER  
DEVON  
EX4 4DZ**

PROOF COPY



**OFFERS IN EXCESS OF £180,000 LEASEHOLD (SHARE OF FREEHOLD)**



**\*A fantastic opportunity to acquire a light, open and spacious ground floor flat with stunning views over the River Exe and the hills beyond, superbly located in a residential cul-de-sac close to the city centre. Spacious lounge dining / room. Reception hall. Bathroom with full suite. Modern kitchen / breakfast room and generous double bedroom, both benefitting from the far reaching views. The well-presented property, one of four flats in a converted townhouse, benefits from high ceilings throughout and represents an excellent opportunity to a first time buyer, an investor or anyone looking to make their home in the city centre. The highly convenient position also provides easy access to Exeter University. Long leasehold. No onward chain. Viewing highly recommended\***

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

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Private door leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Cloak hanging space. Telephone point. Walk in understair storage cupboard. Door to:

### **LOUNGE/DINING ROOM**

15'4" (4.67m) into bay x 12'4" (3.76m) into recess. A light and spacious room with feature high coved ceiling. Laminate wood effect flooring. Two radiators. Telephone point. Television and Sky connection aerial point. Virgin Media and BT Broadband connections. Television aerial point. Large uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

10'0" (3.05m) x 8'4" (2.54m) maximum into bay reducing to 6'0" (1.83m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces, incorporating breakfast bar, with tiled splashback. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Radiator. Tiled floor. Access to roof void. Feature angled uPVC double glazed window to rear aspect with fine outlook over neighbouring area, River Exe and beyond.

From reception hall, door to:

### **BEDROOM**

15'4" (4.67m) into bay x 11'0" (3.35m) into recess. Again a light and spacious room. Radiator. Telephone point. Television aerial point. Built in double wardrobe. Large uPVC double glazed window to rear aspect with fine outlook over neighbouring area, River Exe and beyond.

From reception hall, door to:

### **BATHROOM**

6'4" (1.93m) x 5'4" (1.63m). A matching white suite comprising panelled bath with fitted electric shower unit, glass shower screen and tiled splashback. Low level WC. Wash hand basin set in vanity unit with drawer space beneath. Tiled floor. Radiator. Wall hung cabinet matching vanity unit. Extractor fan.

### **TENURE**

LEASEHOLD. We have been advised a lease term of 999 years was granted on 1<sup>st</sup> January 2007.

### **MAINTENANCE/SERVICE CHARGE**

We have been advised that the current charge is £480 per annum (Covers exterior and interior maintenance, buildings insurance and company fees). (36 Haldon Road Management Company Ltd) - Each owner will own a share of the Freehold.

### **GROUND RENT**

We have been advised that there is no ground rent payable.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band A (Exeter)

### **DIRECTIONS**

From Queen Street clock tower roundabout take the turning into New North Road and at the traffic light junction turn left into Hele Road. Continue down to the roundabout and take the 1<sup>st</sup> exit left into St Davids Hill, proceed along taking the 1<sup>st</sup> right into Haldon Road and 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 checks 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.

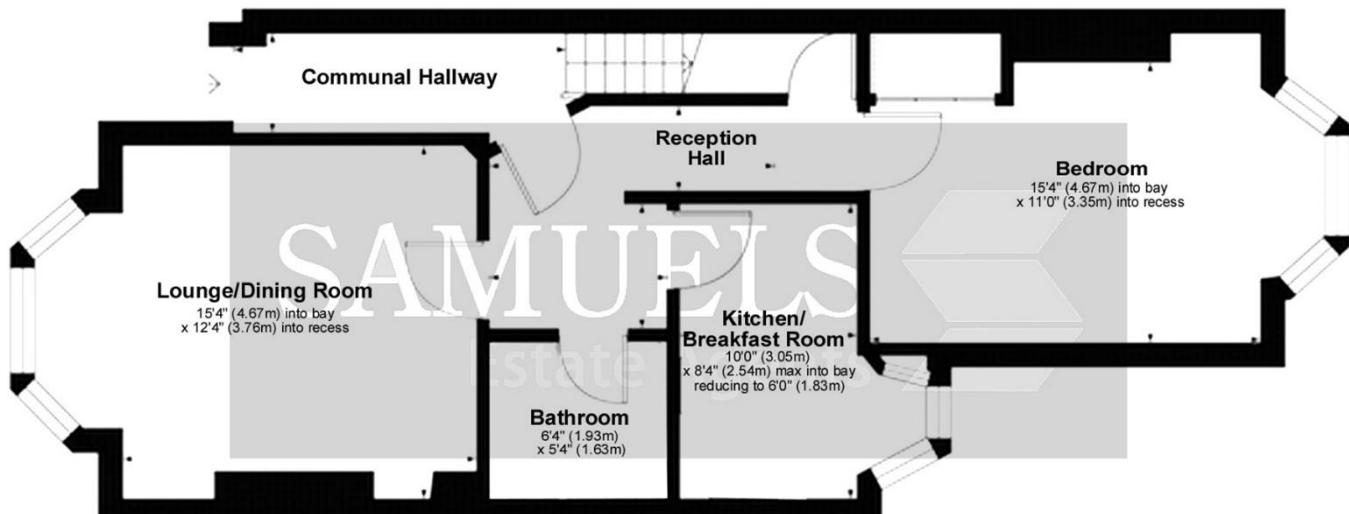
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0226/9135/AV



Approximate total area: 544 sq.ft. (50.5 sq.m.)  
Floor plan for illustration purposes only – not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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