SAMUELS
Estate Agents

Samuels Estate Agents
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15 SEABROOK MEWS
TOPSHAM ROAD
COUNTESS WEAR
EXETER
EX2 7DU

£180,000 LEASEHOLD

An opportunity to acquire a well proportioned purpose built ground floor apartment situated within this small development providing great access to local amenities, major link roads and the estuary town of Topsham. Two double bedrooms. Reception hall. Spacious lounge/dining room. Kitchen/breakfast room. Bathroom. Communal garden. Gas central heating. uPVC double glazing. Private allocated parking space. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL RECEPTION HALL
Private door leads to:

HALLWAY
Radiator. Cloak hanging space. Smoke alarm. Telephone point. Electric consumer unit. Airing cupboard, with fitted shelf, housing hot water tank. Door to:

LOUNGE/DINING ROOM
17'0" (5.18m) x 10'10" (3.30m). A light and spacious room. Radiator. Telephone point. Television aerial point. Contemporary modern fireplace with raised hearth, inset living flame effect electric fire, wood surround and mantel over. Two uPVC double glazed windows to front aspect. uPVC double glazed double opening doors provide access to communal garden.

From hallway, door to:

KITCHEN/BREAKFAST ROOM
10'10" (3.30m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Space for small table and chairs. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From hallway, door to:

BEDROOM 1
15'6" (4.72m) x 9'6" (2.90m). Radiator. uPVC double glazed window to rear aspect.

From hallway, door to:

BEDROOM 2
12'0" (3.66m) x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect.

From hallway, door to:

BATHROOM
9'2" (2.79m) x 6'6" (1.98m). A modern matching white suite comprising panelled bath with fitted mains shower unit over, tiled splashback and glass shower screen. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC. Shaver point. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE
The property benefits from the use of the communal gardens and also has a private allocated parking space.

TENURE
LEASEHOLD. We have been advised a lease term of 999 years was granted on 31st December 2000.

SERVICE/MAINTENANCE CHARGE
The current charge is £2,050 per annum

GROUND RENT
The current charge is £62.50 per annum

MATERIAL INFORMATION
Construction Type: Brick
Mains: - Water, drainage, electric, gas
Heating: Gas central heating
Mobile: Indoors – EE & Three voice and data limited, O2 voice likely and data limited, Vodafone voice and data likely
Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely
Broadband: Standard available.
Flood Risk: River & sea – Very low risk, Surface water – Very Low risk
Mining: No risk from mining
Council Tax: Band C (Exeter)

DIRECTIONS
Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 2nd exit again into Topsham Road. Continue along, passing the Golf & Country club, and at the next set of traffic lights proceed straight ahead where Seabrook Mews will be found a short way along 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.

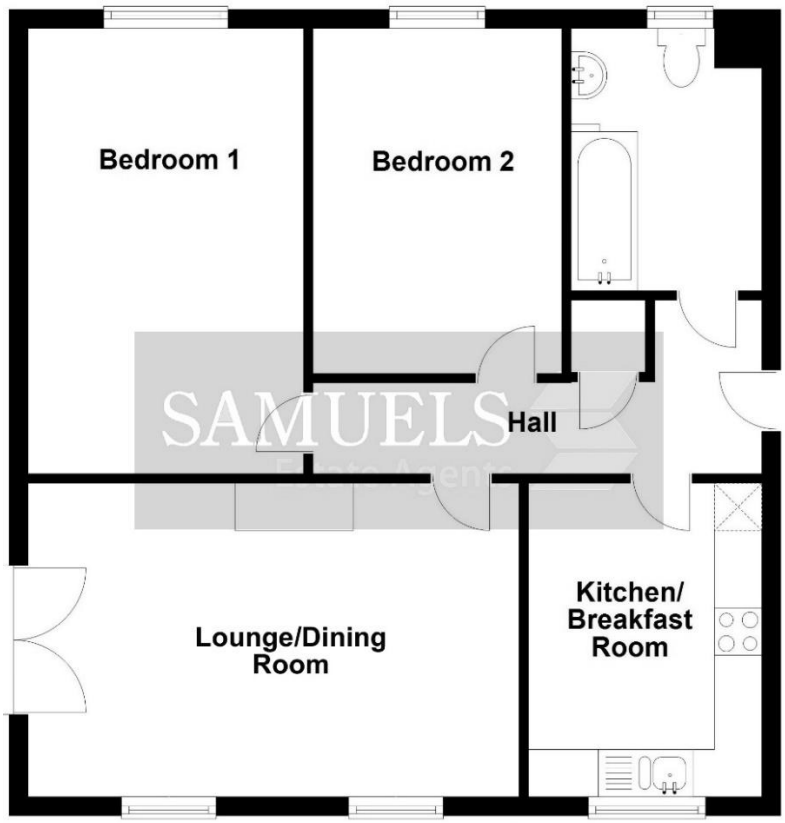
Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and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

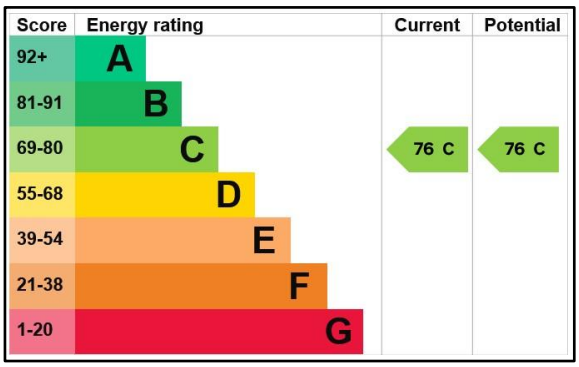
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0325/8882/AV



Total area: approx. 62.9 sq. metres (677.5 sq. feet)
Floor plan for illustration purposes only – not to scale



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