

**26 WATERSIDE
HAVEN ROAD
EXETER
EX2 8GU**



OFFERS IN EXCESS OF £200,000 LEASEHOLD



A stylish purpose built first floor apartment situated in this popular gated development neighbouring Exeter quayside. Well proportioned light and spacious living accommodation. Open plan lounge/dining room. Modern kitchen. Reception hall. Two bedrooms. Bathroom. Electric heating. uPVC double glazing. Private and secure underground car parking space. Communal gardens. Highly convenient position providing good access to local amenities, Exeter quayside and city centre. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Via Haven Road entrance.

Front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs lead to:

FIRST FLOOR COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

Night storage heater. Telephone intercom. Telephone point. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Smoke alarm. Electric consumer unit. Deep cloak/storage cupboard with fitted shelving and coat hooks. Door to:

LOUNGE/DINING ROOM

23'8" (7.21m) maximum x 14'10" (4.52m) maximum reducing to 7'2" (2.18m) dining room end. A fabulous light and spacious room. Two night storage heaters. Telephone point. Television aerial point. Three wall light points. Three uPVC double glazed windows to rear aspect with pleasant outlook over neighbouring communal garden. Feature archway opens to:

KITCHEN

9'0" (2.74m) x 7'4" (2.24m). A refitted kitchen comprising a range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Washing machine (included in sale). Upright fridge freezer (included in sale). Extractor fan.

From reception hall, door to:

BEDROOM 1

13'4" (4.06m) x 8'10" (2.69m). Night storage heater. uPVC double glazed window to front aspect with outlook over neighbouring area including River Exe.

From reception hall, door to:

BEDROOM 2

10'0" (3.05m) maximum x 8'10" (2.69m). Electric wall heater. uPVC double glazed window to front aspect again with outlook over neighbouring area including River Exe.

From reception hall, door to:

BATHROOM

7'8" (2.30m) x 6'4" (1.93m). A matching white suite comprising panelled bath with mixer tap, fitted electric shower unit and tiled splashback. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC. Electric wall heater. Extractor fan.

OUTSIDE

The property benefits from a private and secure underground car parking space and uses of the well kept and maintained communal gardens.

TENURE

LEASEHOLD. A lease term of 999 years was granted on 1st January 1989. The property has a share of the Freehold.

SERVICE/MAINTENANCE CHARGE

We have been advised that the current charges are £3,160 per annum

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street and at the traffic light junction turn left into Haven Road. Continue around bearing left again a continuation of Haven Road and the Waterside development will be found 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.

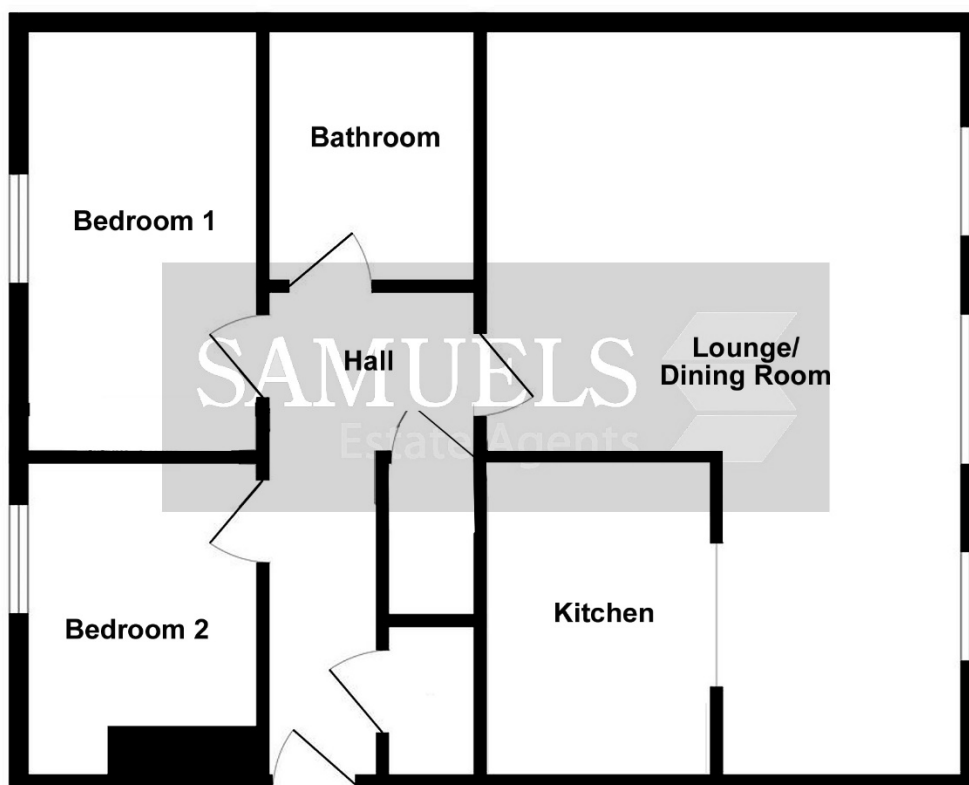
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0125/8827/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		