



**36 HERALDRY WALK
KINGS HEATH
EXETER
EX2 7QW**

PROOF COPY



£200,000 LEASEHOLD



An opportunity to acquire a stylish purpose built ground floor apartment occupying a highly convenient position providing good access to local amenities, major link roads and Digby railway station. Well proportioned living accommodation. Two double bedrooms. Ensuite shower room to master bedroom. Separate bathroom. Spacious lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Car port. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, access via telephone intercom to:

COMMUNAL HALLWAY

Private door leads to:

RECEPTION HALL ('L' SHAPE)

Electric consumer unit. Telephone intercom. Radiator. Airing cupboard, with fitted shelf, housing hot water tank. Smoke alarm. Door to:

LOUNGE/DINING ROOM

17'10" (5.44m) x 12'2" (3.71m). A spacious room. Two radiators. Fireplace with inset living flame effect electric fire, raised hearth, wood surround and mantel over. Telephone point. Television aerial point. uPVC double glazed double opening doors, with Juliet balcony, to front aspect. uPVC double glazed window to rear aspect.

From reception hall, door to:

KITCHEN

10'6" (3.20m) x 6'4" (1.93m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with mixer tap and cupboard space beneath. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Wall mounted boiler serving central heating hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

INNER LOBBY

Built in wardrobe. Feature archway opens to:

BEDROOM 1

13'0" (3.96m) x 9'6" (2.90m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed double opening doors, with Juliet balcony, to front aspect. Door leads to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin set in vanity unit with cupboard space beneath, tiled splashback and low level WC. Shaver point. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 2

13'0" (3.96m) x 8'0" (2.44m). Radiator. uPVC double glazed window to side aspect.

From reception hall, door to:

BATHROOM

Comprising panelled bath with tiled splashback. Wash hand basin set in vanity unit with tiled splashback and cupboard and shelf space beneath. Low level WC. Radiator. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property in question benefits from a private car port.

TENURE

LEASEHOLD. We have been advised a lease term of 155 years was granted in 2004.

SERVICE CHARGE

We have been advised the current charge is £666.87 payable every 6 months.

GROUND RENT

The current charge is £122 every 6 months

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE limited, Three, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard and Superfast available.

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

Mining: No risk from mining

Council Tax: Band B

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st exit left onto Rydon Lane. Continue straight ahead, passing Pynes Hill Business park, and at the next set of traffic lights again proceed straight ahead. At the next set of traffic lights turn right into Heraldry Way, 1st left into Culm Grove at the 'T' junction turn right and continue down the bottom of the cul-de-sac where the property in question will be found.

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 investigations 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 investigate 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.

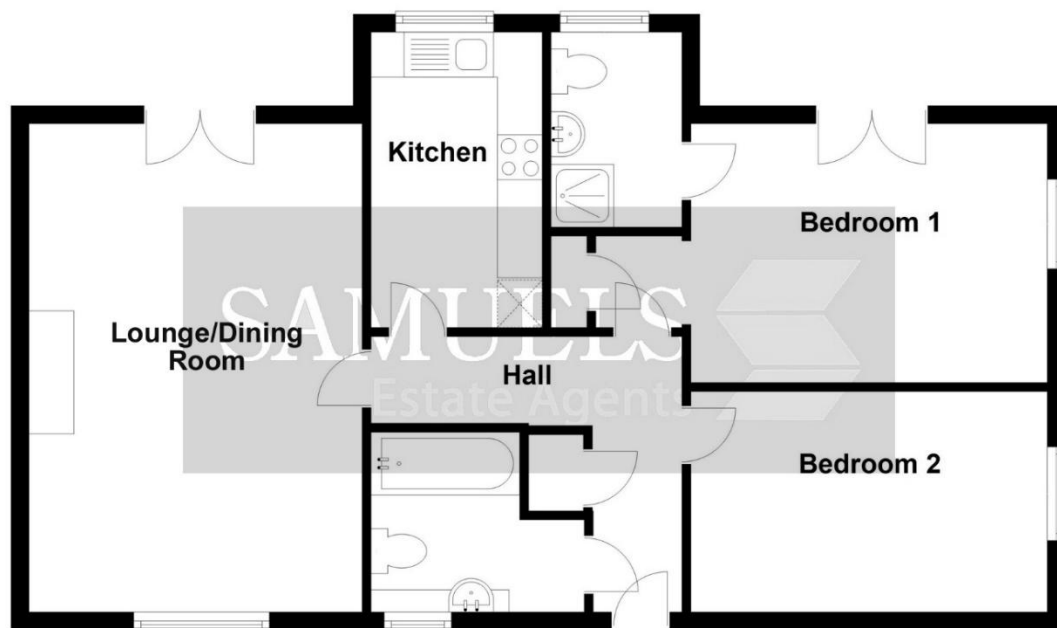
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0123/8330/AV



Total area: approx. 66.3 sq. metres (713.4 sq. feet)

Floor plan for illustration purposes only – not to scale



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