



**24 MARGARET ROAD  
STOKE HILL  
EXETER  
EX4 7DJ**

PROOF COPY



**£230,000 LEASEHOLD**



**A spacious purpose built first floor apartment occupying a highly convenient position providing good access to local amenities, city centre and university campus. Presented in good decorative order throughout. Two good size double bedrooms. Reception hall. Lounge/dining room. Modern kitchen. Bathroom. Covered balcony/conservatory. uPVC double glazing. Gas central heating. Enclosed private rear garden. Ideal first time buy/investment purchase. Viewing highly recommended.**

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

Part obscure uPVC double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Stairs rising to first floor. Deep storage cupboard with fitted shelving and appliance space.

### **FIRST FLOOR**

#### **RECEPTION HALL**

Radiator. Inset LED spotlights to ceiling. Smoke alarm. Access to roof space. Storage cupboard with fitted shelving. Large storage recess. Doorway to:

#### **LOUNGE/DINING ROOM**

16'0" (4.88m) x 11'6" (3.51m) maximum reducing to 10'0" (3.05m). A light and spacious room. Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor reception hall, uPVC double glazed door provides access to:

#### **COVERED BALCONY/CONSERVATORY**

15'10" (4.83m) x 3'8" (1.12m). Laminate wood effect flooring. Radiator. Inset LED spotlights to ceiling. uPVC double glazed windows to front aspect again with outlook over neighbouring area, parts of Exeter and beyond.

From first floor reception hall, doorway opens to:

#### **KITCHEN**

9'2" (2.79m) x 6'10" (2.08m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Double bowl sink unit with modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Fitted upright fridge freezer. Plumbing and space for washing machine. Inset LED spotlights to ceiling. Cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor reception hall, door to:

#### **BEDROOM 1**

14'2" (4.32m) maximum into wardrobe space x 9'4" (2.84m). Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

From first floor reception hall, door to:

#### **BEDROOM 2**

11'0" (3.35m) excluding door recess and wardrobe space x 9'8" (2.95m). Radiator. Deep built in wardrobe. uPVC double glazed window to front aspect.

From first floor reception hall, door to:

#### **BATHROOM**

A matching white suite comprising panelled bath with mixer tap and fitted shower unit over. Wash hand basin with mixer tap. Low level WC. Part Tiled floor. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from having its own front and rear gardens. The front garden consists of two neat shaped areas of level lawn. Dividing paved pathway and steps lead to the front door. Shared access leads to the rear elevation with private brick built storage shed. A private pathway and steps then lead to a good size lawned area of garden with raised timber decked terrace and paved patio.

### **TENURE**

**LEASEHOLD.** We have been advised a lease term of 125 years was granted in 1989.

### **SERVICE/MAINTENANCE CHARGE**

We have been advised the charge is currently set at £83 per quarter to include building insurance and all external maintenance.

### **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 B (Exeter)

**DIRECTIONS**

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3<sup>rd</sup> exit left onto Prince Charles Road and proceed along. Take the 1<sup>st</sup> left into Margaret Road where 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.

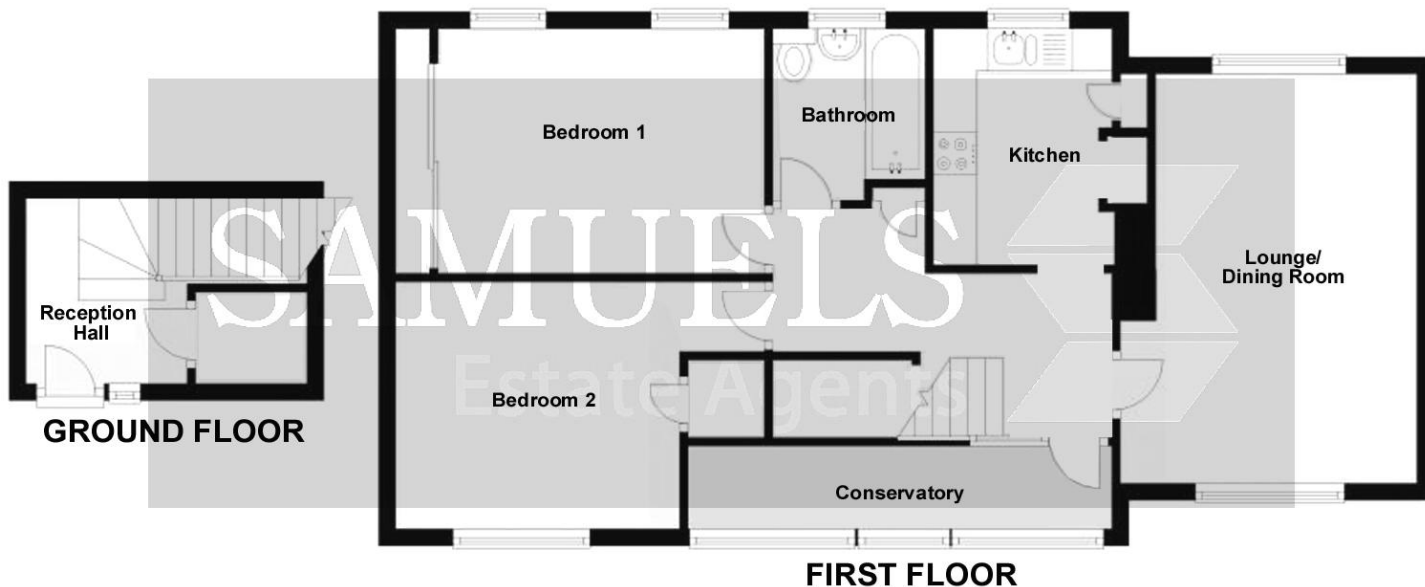
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0825/9013/AV



Floor plan for illustration purposes only – not to scale





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

Awaiting EPC Information