



**96 HOMECOURT HOUSE  
BARTHOLOMEW STREET WEST  
EXETER  
EX4 3AE**



**£110,000 LEASEHOLD**



**A rare opportunity to acquire a purpose built two bedroom first floor retirement apartment occupying a highly convenient central position within walking distance to Exeter city centre. Presented in good decorative order throughout. Two bedrooms. Light and spacious lounge/dining room. Modern kitchen/breakfast room. Refitted modern shower room. Fine outlook over communal garden. Resident manager. Security entrance phone system. Lift service. Emergency pull cord system. Residents' lounge and laundry room. Well maintained communal gardens and grounds. Extended lease. No chain. Viewing recommended.**

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

Communal front door (right hand side), accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Stairs or lift lead to:

### **LEVEL ONE**

### **COMMUNAL HALLWAY**

Private door to:

### **RECEPTION HALL**

Telephone intercom. Door to:

### **LOUNGE/DINING ROOM**

15'0" (4.57m) x 10'4" (3.15m) excluding door recess. A light and spacious room. Night storage heater. Television aerial point. Telephone point. Deep walk in storage cupboard with fitted shelving and electric light also housing electric meter and consumer unit. uPVC double glazed window to front aspect with pleasant outlook over neighbouring communal garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

10'8" (3.25m) x 8'4" (2.54m) excluding door recess. A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Induction hob with fume hood and illuminated extractor unit over. Fitted microwave/grill. Integrated upright fridge freezer. Night storage heater. Space for small table and chairs. uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM 1**

14'10" (4.52m) maximum into wardrobe space x 8'6" (2.59m). Built in triple wardrobe. Night storage heater. uPVC double glazed windows to both rear and side aspects.

From reception hall, door to:

### **BEDROOM 2**

8'6" (2.59m) x 6'4" (1.93m) into wardrobe space. Built in double wardrobe. uPVC double glazed window to rear aspect.

From reception hall, door to:

### **SHOWER ROOM**

10'0" (3.05m) x 4'10" (1.47m). A refitted matching white suite comprising good size tiled shower enclosure incorporating seating area with electric shower unit. Low level WC with concealed cistern. Wash hand basin set in vanity unit with range of storage cupboards beneath. Side shelving and storage cupboards. Tiled wall surround. Electric towel rail. Extractor fan. Inset LED spotlights to ceiling.

### **COMMUNAL FACILITIES**

Residents' lounge with kitchenette, laundry, guest suite for visitors and communal gardens and grounds.

### **TENURE**

Leasehold. We have been advised a lease term of 129 years was granted in 1983.

### **GROUND RENT**

The current charge is £335.13 payable every 6 months

### **MAINTENANCE CHARGE**

The current charge is £2472.08 payable every 6 months

### **DIRECTIONS**

Proceed down Exeter Fore Street continue down taking the right hand turning into Bartholomew Street West. Continue around where Homecourt House 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 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.

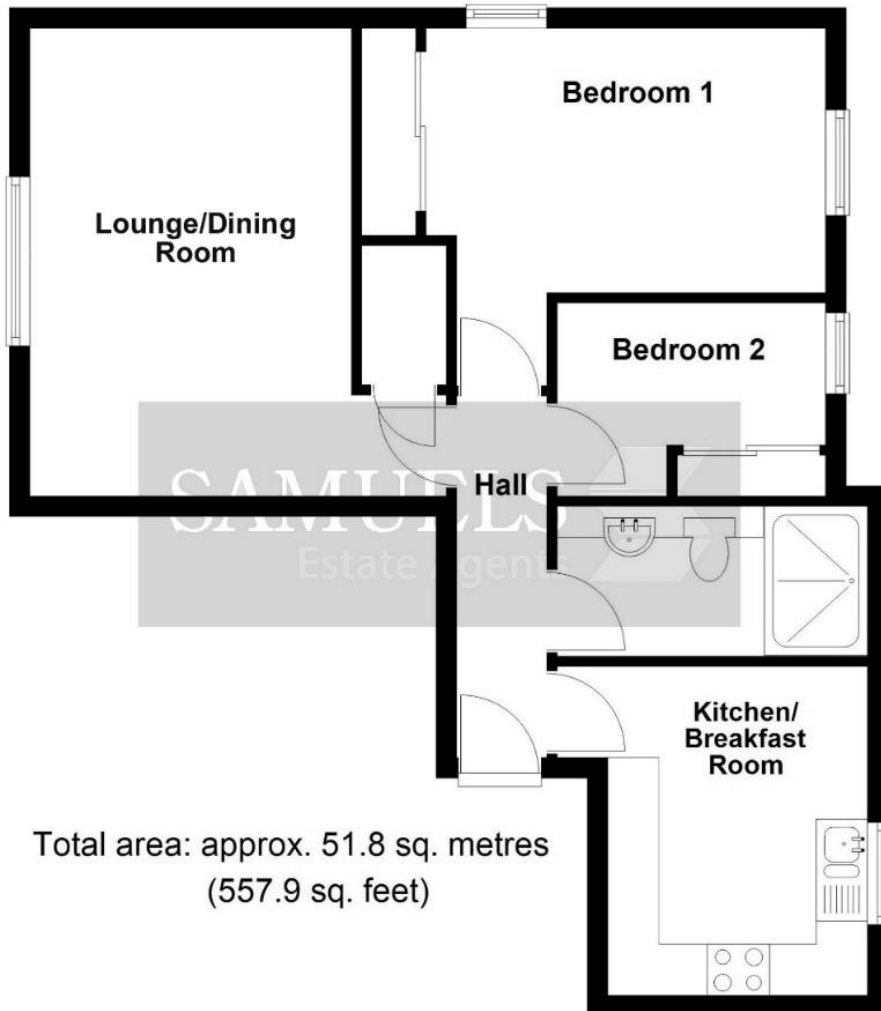
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0324/8602/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		