



**1C BRIDESPRING ROAD
STOKE HILL
EXETER
EX4 7EU**

PROOF COPY



£145,000 LEASEHOLD



A well proportioned purpose built top floor apartment with stunning outlook and views over neighbouring area, parts of Exeter and beyond. Well proportioned lounge/dining room. Kitchen/breakfast room. Reception hall. Deep walk in storage cupboard. Double bedroom. Bathroom. Gas central heating. uPVC double glazing. Communal garden. Private brick built storage shed. Convenient location providing good access to local amenities and Exeter city centre. Ideal first time buy/investment purchase. Viewing recommended

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs lead to:

THIRD FLOOR COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

Radiator. Dado rail. Smoke alarm. Door to:

DEEP WALK IN STORAGE CUPBOARD

With electric light also housing electric consumer unit, gas meter, electric meter and boiler serving central heating and hot water supply (installed April 2022) with wireless Halo thermostat.

From reception hall, door to:

LOUNGE/DINING ROOM

14'0" (4.27m) x 11'8" (3.56m). A light and spacious room. Radiator. Television aerial point. Telephone point. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

11'8" (3.56m) x 9'0" (2.74m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces, incorporating breakfast bar, with tiled splashback. Single drainer sink unit. Plumbing and space for washing machine. Space for condensing tumble dryer. Space for electric cooker. Space for upright fridge freezer. Radiator. Larder/storage cupboard. uPVC double glazed window to front aspect again offering fine outlook and views over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

BEDROOM

14'0" (4.27m) x 8'6" (2.59m) excluding wardrobe space. Radiator. Large double wardrobes. Dado rail. uPVC double glazed window to rear aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap including shower attachment, folding glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Heated towel rail. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from the use of the communal garden which is situated to the rear of the building and also has the benefit of a private lockable storage shed with new front door (Numbered 1C).

TENURE

Leasehold. We have been advised a lease term of 125 years was granted on 11th July 1988

FREEHOLDER

Exeter city council.

GROUND RENT

£10 per annum

SERVICE CHARGE

We have been advised that the current service charge is approximately £90 per quarter

INSURANCE

We have been advised the insurance charge is approximately £30 per quarter.

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit left onto Prince Charles Road and continue along taking the left hand turning into Margaret Road then 2nd right into Mincinglake Road, 1st left into Bridespring Road at the 'T' junction turn right and continue along bearing right where the property in question will be found on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE

TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk

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.

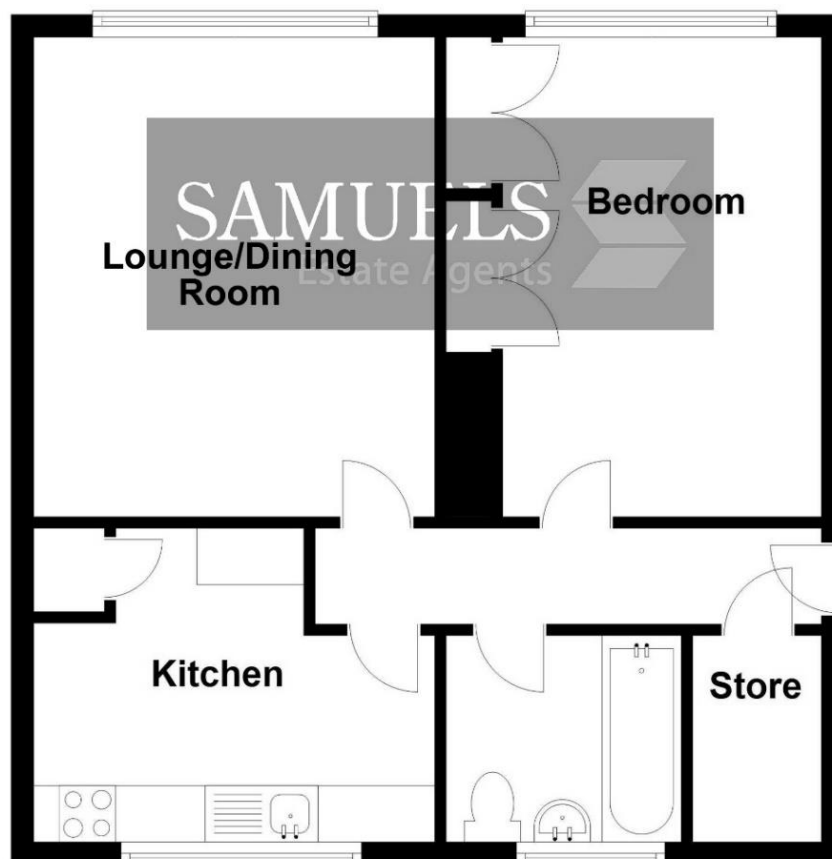
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0323/8384/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	59 D	74 C
39-54	E		
21-38	F		
1-20	G		