



**FLAT 14, MARSH MILL COURT
NEWTON ST CYRES
NEAR EXETER
EX5 5AB**



£150,000 LEASEHOLD



A beautifully presented and spacious second floor purpose built apartment occupying a delightful semi rural location whilst providing good access to Exeter city centre. Reception hall. Light and spacious open plan lounge/dining room. Refitted modern kitchen. Double bedroom. Bathroom. uPVC double glazing. Extensive communal gardens/grounds. Private garage. Communal car park. A stunning apartment. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door leads to:

COMMUNAL HALLWAY

Stairs leading to:

SECOND FLOOR COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

Electric heater. Access to roof void. Smoke alarm. Electric consumer unit. Cloak/storage cupboard with fitted shelf and hanging rail. Door to:

LOUNGE/DINING ROOM

15'0" (4.57m) x 14'4" (4.37m). A light and spacious open plan room. Telephone point. Television aerial point. uPVC double glazed window to rear aspect. Two uPVC double glazed windows to side aspect. Large square opening to:

KITCHEN

13'8" (4.17m) x 6'0" (1.83m). A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Marble effect work surfaces with decorative tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Further appliance space. Inset LED spotlights to ceiling.

From reception hall, door to:

BEDROOM

12'6" (3.81m) into wardrobe space x 11'2" (3.40m). A good size double bedroom with built in double wardrobe. uPVC double glazed window to rear aspect.

From reception hall, door to:

BATHROOM

8'10" (2.69m) x 6'0" (1.83m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over and glass shower screen. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Extractor fan. Double width airing cupboard, with fitted shelving, housing lagged hot water cylinder.

OUTSIDE

The property benefits from the beautiful expansive communal gardens and grounds and also benefits from a garage and communal car park.

TENURE

LEASEHOLD. A lease term of 999 years was granted on 2nd April 1981.

SERVICE/MAINTENANCE CHARGE

We have been advised the current service charge is £358,84 payable every quarter.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Electric heating

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

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band A (Mid Devon)

DIRECTIONS

From Exeter city centre clock tower roundabout take the turning into New North Road and continue down which connects to Cowley Bridge Road continue along passing the petrol filling station and proceed to the roundabout. Take the 1st exit left onto the A377 signposted 'Crediton' and continue along this road for approximately 1½ miles and proceed through Half Moon to the brow of the hill taking the right hand turning signposted 'Marsh Mill Court'.

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.

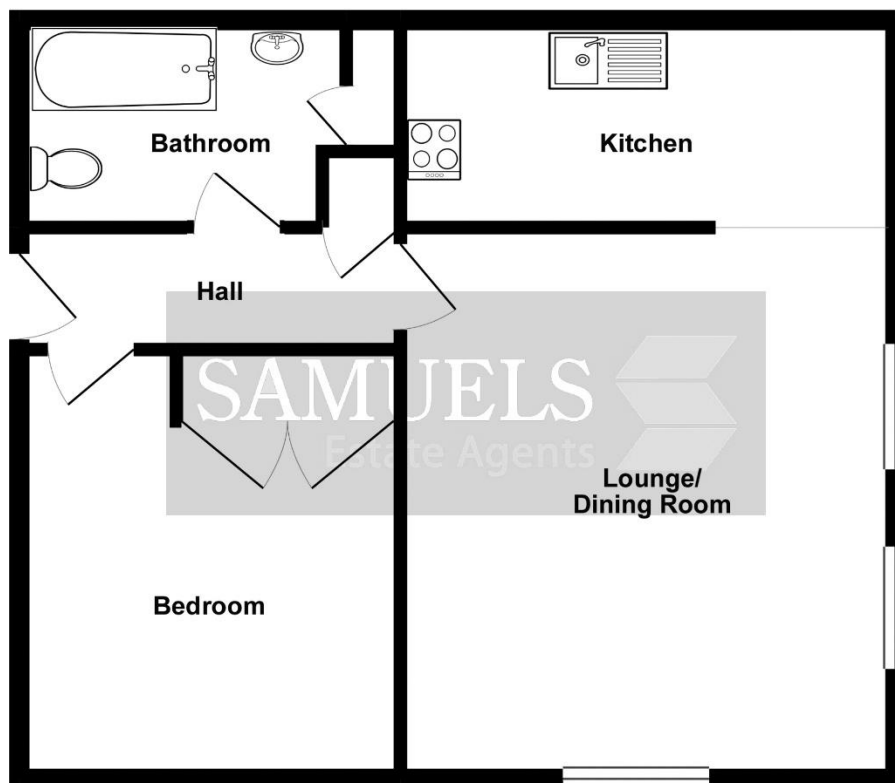
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0625/8981/AV



Floor plan for illustration purposes only – not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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