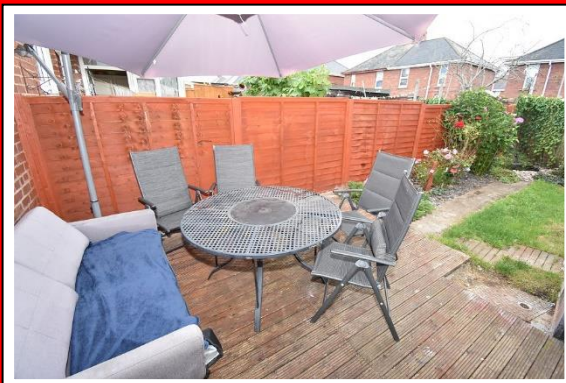




**57 BURNTHOUSE LANE
WONFORD
EXETER
EX2 6AZ**



£155,000 LEASEHOLD



A well proportioned ground floor flat with its own private garden and parking space occupying a highly convenient position close to local amenities. Reception hall. Lounge/dining room. Kitchen. Double bedroom. Bathroom. Good decorative order throughout. Gas central heating. uPVC double glazing. Enclosed rear garden with side access. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed communal front door leads to:

COMMUNAL HALLWAY

Private door leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Understair storage cupboard. Smoke alarm. Door to:

LOUNGE/DINING ROOM

12'2" (3.71m) x 10'6" (3.20m) maximum. Radiator. Exposed brick chimney breast. Laminate wood effect flooring. Fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden. Doorway opens to:

KITCHEN

9'4" (2.84m) x 6'6" (1.98m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Fitted oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Space for upright fridge freezer. Plumbing and space for washing machine. Space for slimline dishwasher. Wall mounted boiler serving central heating and hot water supply. Laminate wood effect flooring. Radiator. uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

From reception hall, door to:

BEDROOM 1

11'6" (3.51m) maximum into wardrobe space x 11'2" (3.40m). Range of built in wardrobes, with mirror fronted doors, to one wall providing hanging and shelving space. Laminate wood effect flooring. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

7'0" (2.13m) x 6'4" (1.93m). Comprising panelled bath with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC. Radiator. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property is approached via double opening gates that lead to a private car hardstanding with lawn either side. Access to front door. To the right side elevation is a pathway (right of access) with private gate leading to a private garden consisting of a raised timber decked terrace. Water tap. Small section of lawn. Flower/shrub beds. Aluminium storage shed. Dividing pathway leads to the lower end of the garden with ornamental pond. The rear garden is enclosed to all sides and enjoys a southerly aspect.

TENURE

LEASEHOLD. We have been advised a lease term of 125 years was granted on 14th February 1986

SERVICE CHARGE

We have been advised the current charge is £117.52 per quarter (including insurance)

GROUND RENT

£10 per annum

FREEHOLDER

Exeter city council

DIRECTIONS

Proceeding out of Exeter along Topsham Road passing County Hall and at the second set of traffic lights turn left into Burnthouse Lane. 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 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.

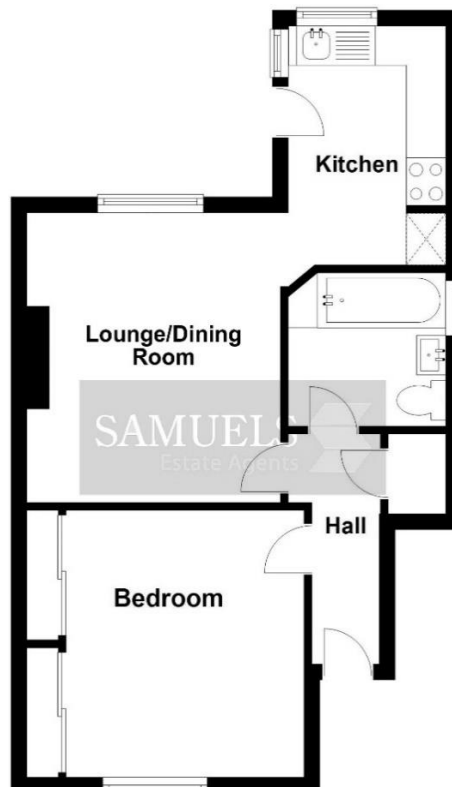
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0823/8471/AV



Total area: approx. 38.7 sq. metres
(416.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		