



**FLAT 1, 27A CHUDLEIGH ROAD
ALPHINGTON
EXETER
EX2 8TS**

PROOF COPY



£170,000 LEASEHOLD



A stylish purpose built ground floor apartment with its own private paved garden and allocated parking space. Good decorative order throughout. Telephone intercom access. Double bedroom. Modern shower room. Reception hall. Light and spacious open plan lounge/dining room/kitchen. Highly convenient position providing good access to local amenities and major link roads. A great first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Access via telephone intercom to:

COMMUNAL HALLWAY

Private door leads to:

RECEPTION HALL

Radiator. Smoke alarm. Telephone point. Thermostat control panel. Storage cupboard housing electric consumer unit. Door to:

LOUNGE/DINING ROOM/KITCHEN

17'6" (5.33m) x 14'8" (4.47m) maximum. A light and open plan room incorporating:

Kitchen area – a modern kitchen fitted with a range of base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Integrated fridge. Integrated dishwasher. Integrated washing machine. Wall mounted concealed boiler serving central heating and hot water supply. Tiled flooring. Inset LED spotlights to ceiling. Obscure double glazed window to side aspect. Open plan to:

Lounge/Dining Room – two radiators. Television aerial point. Telephone point. Double glazed window and door providing access and outlook to rear garden.

From reception hall, door to:

BEDROOM

10'2" (3.10m) x 10'0" (3.05m) excluding wardrobe space. Built in double wardrobe. Radiator. Television aerial point. Double glazed window to front aspect.

From reception hall, door to:

SHOWER ROOM

6'10" (2.08m) x 4'10" (1.47m). A modern matching white suite comprising double width tiled shower enclosure with tiled splashback and fitted mains shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap. Part tiled walls. Large fitted mirror. Heated ladder towel rail. Tiled floor. Inset LED spotlights to ceiling. Extractor fan. Obscure double glazed window to side aspect.

OUTSIDE

The property benefits from its own private paved rear garden and a private allocated parking space.

TENURE

LEASEHOLD. We have been advised a lease term of 125 years commenced 29th September 2010

MAINTENANCE

We have been advised the charges which include maintenance, ground rent and insurance are £80 per month.

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street which connects to Alphington Road. Continue to the end of this road by Sainsburys and bear left into Church Road, at the roundabout take the 3rd exit into Chudleigh Road and proceed straight ahead. At the double roundabout continue over again into Chudleigh Road and the property in question will be found on the left 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.

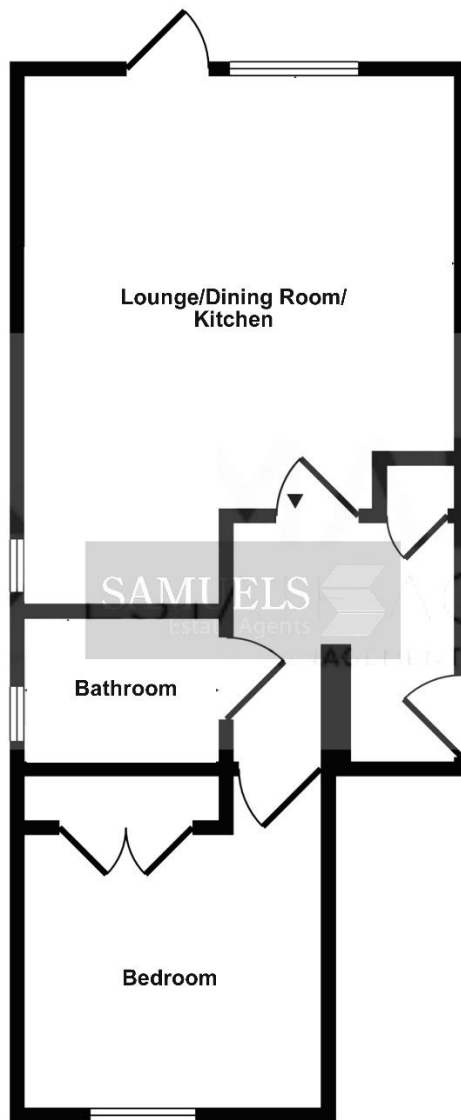
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8583/AV



**Approx Gross Internal Area
38 sq m / 407 sq ft**

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		