



**42 STADDLESTONE ROAD
TITHEBARN
EXETER
EX1 3FS**

PROOF COPY



£165,000 LEASEHOLD



A stylish purpose built first floor apartment located within this modern development on the outskirts of Exeter providing good access to local amenities, science park and major link roads. Light and spacious lounge/dining room open plan to modern kitchen. Double bedroom. Reception hall. Modern bathroom. Private allocated parking space. Communal bike store. Popular residential location. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door (shared with ground floor flat), accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs lead to:

LANDING

Private composite door leads to:

RECEPTION HALL

Telephone point. Smoke alarm. Access to roof void. Telephone intercom. Door to:

KITCHEN

13'8" (4.17m) maximum x 10'0" (3.05m) maximum (irregular shaped room). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Wall mounted concealed heat exchanger. Deep storage cupboard. uPVC double glazed window to rear aspect. Open plan to:

LOUNGE/DINING ROOM

16'8" (5.08m) maximum x 14'0" (4.27m) maximum (irregular shaped room). A light and spacious room. Two radiators. Telephone point. Television aerial point. Two uPVC double glazed windows to front aspect.

From reception hall, door to:

BEDROOM

11'4" (3.45m) x 10'6" (3.20m) maximum. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

7'0" (2.13m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, tiled splashback and glass shower screen. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from a private allocated parking space and communal bike store.

TENURE

Leasehold. We await confirmation from our vendor's solicitor concerning the lease details.

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsbury's and turn left signposted 'Pinhoe'. Continue down to the next set of traffic lights and proceed straight ahead onto Cumberland Way and at the roundabout take the 1st exit left into Tithebarn Way proceed along taking the right hand turning into Staddle Stone Road. Take the left hand turning and the property in question will be found towards the end of the cul-de-sac 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.

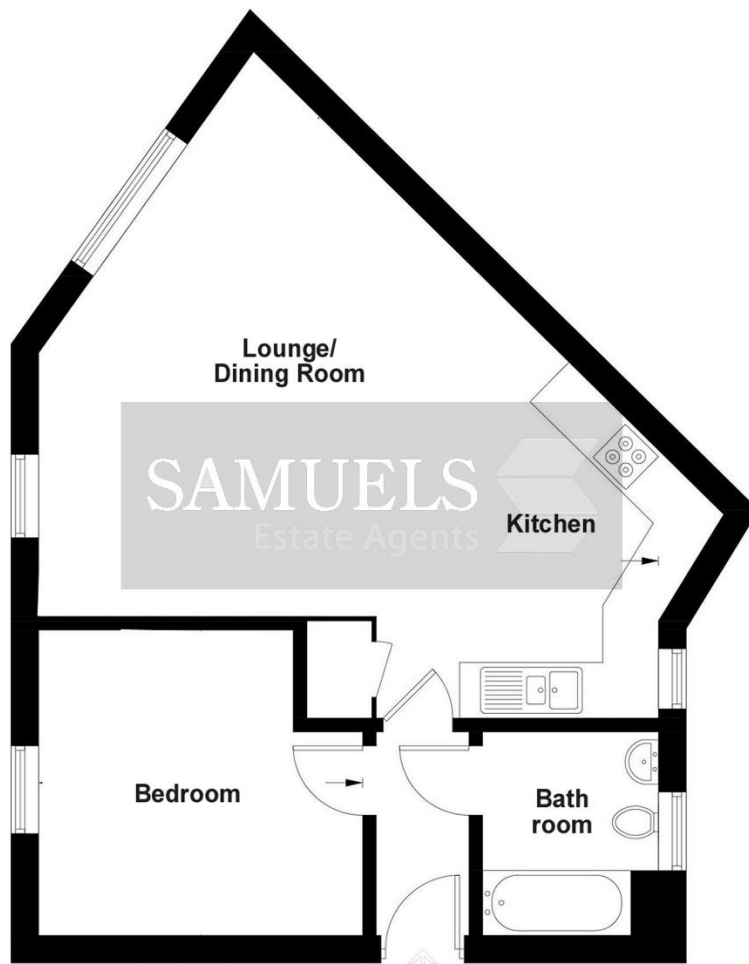
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8579/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		