



**119 HOMECOURT HOUSE  
BARTHOLOMEW STREET WEST  
EXETER  
EX4 3AE**

PROOF COPY



**£65,000 LEASEHOLD**



**A purpose built top floor retirement apartment occupying a highly convenient central position within walking distance to Exeter city centre. Lounge/dining room. Kitchen. Hallway. Double bedroom. Shower/wet room. Fine outlook and views over communal garden, parts of Exeter and countryside beyond. Resident manager. Security entrance phone system. Lift service. Emergency pull cord system. Residents' lounge and laundry room. Well maintained communal gardens and grounds. No chain. Viewing recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Stairs or lift lead to:

### **LEVEL 3 COMMUNAL HALLWAY**

Private door to:

### **RECEPTION HALL**

Smoke alarm. Storage cupboard, with fitted shelving housing, electric consumer unit and electric meter. Door to:

### **LOUNGE/DINING ROOM**

15'2" (4.62m) x 10'5" (3.18m). A light and spacious room with contemporary modern fireplace with living flame effect electric fire. Electric radiator. Television aerial point. Telephone intercom. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond. Feature archway opens to:

### **KITCHEN**

7'2" (2.18m) x 5'4" (1.63m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted Bosch oven/grill. Integrated fridge. Integrated freezer.

From reception hall, door to:

### **BEDROOM**

11'10" (3.61m) excluding wardrobe space x 8'10" (2.69m). Television aerial point. Built in wardrobe. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

### **SHOWER ROOM**

6'10" (2.08m) x 5'4" (1.63m). A refitted shower/wet room with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Electrically heated towel rail. Part tiled walls. Electric wall heater. Extractor fan.

### **COMMUNAL FACILITIES**

Residents' lounge with kitchenette, laundry, guest suite for visitors and communal gardens and grounds.

### **TENURE**

Leasehold. We have been advised a lease term of 99 years was granted in 1981.

### **GROUND RENT**

The current charge is £349.14 per annum

### **SERVICE CHARGE**

The current charge is £2073.44

### **DIRECTIONS**

Proceed down Exeter Fore Street continue down taking the right hand turning into Bartholomew Street West. Continue around where Homecourt House 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.

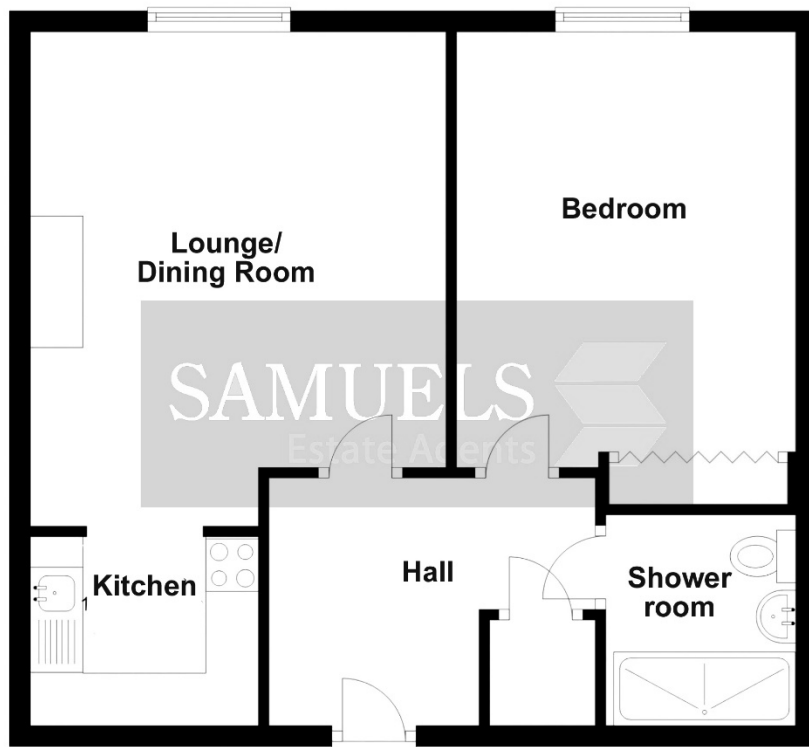
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0324/8597/AV



Total area: approx. 48.1 sq. metres (517.9 sq. feet)

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	66 D	68 D
39-54	E		
21-38	F		
1-20	G		