



**2 WARING BOWEN COURT  
MILL ROAD  
COUNTRESS WEAR  
EXETER  
EX2 6LY**

PROOF COPY



**GUIDE PRICE £295,000 LEASEHOLD**



**A much improved and modernised stylish ground floor apartment occupying a fabulous quiet position within close proximity to local amenities, riverside walks and major link roads. Presented in superb decorative order throughout. Two double bedrooms. Ensuite shower room to master bedroom. Reception hall. Light and spacious lounge/dining room. Refitted modern kitchen. Modern bathroom. Gas central heating. Double glazed sash windows. Beautifully kept and well maintained communal gardens. Private allocated parking space. A stunning property. Viewing highly recommended.**

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

Pillared entrance. Communal front door, accessed via telephone intercom, to:

### **COMMUNAL RECEPTION HALL**

Private door leads to:

### **RECEPTION HALL**

Radiator. Telephone intercom. Double width storage cupboard. Karndean vinyl flooring. Cloak hanging space. Smoke alarm. Door to:

### **LOUNGE/DINING ROOM**

16'4" (4.98m) x 15'8" (4.78m). A light and spacious room. Karndean vinyl flooring. Radiator. Limestone effect fireplace with raised hearth, living flame effect electric fire and mantel over. Telephone point. Television aerial point. Large double glazed sash window to front aspect with pleasant outlook over communal gardens. Large square opening to:

### **KITCHEN**

11'6" (3.51m) x 7'8" (2.30m). A recently installed quality modern kitchen comprising a range of matching base, drawer and eye level cupboards. Work surfaces with tiled splashbacks. Fitted Bosch oven. Fitted gas hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Further appliance space. Integrated upright fridge freezer. Wall mounted concealed boiler serving central heating and hot water supply (installed May 2023). Inset LED spotlights to ceiling. Karndean vinyl flooring.

From reception hall, door to:

### **BEDROOM 1**

15'6" (4.72m) x 9'10" (3.0m). Two built in double wardrobes. Karndean vinyl flooring. Telephone point. Television aerial point. Large double glazed sash window to front aspect with pleasant outlook over communal garden. Door to:

### **ENSUITE SHOWER ROOM**

A matching white suite comprising tiled shower enclosure with fitted main shower unit. Wash hand basin. Low level WC. Fitted soft touch illuminating mirror. Part tiled walls. Radiator. Inset LED spotlights to ceiling. Extractor fan.

From reception hall, door to:

### **BEDROOM 2**

14'10" (4.52m) x 8'8" (2.64m). Karndean vinyl flooring. Telephone point. Television aerial point. Radiator. Large double glazed sash window to rear aspect.

From reception hall, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment, glass shower screen and tiled splashback. Wash hand basin. Low level WC. Part tiled walls. Radiator. Karndean vinyl flooring. Inset LED spotlights to ceiling. Extractor fan. Radiator. Fitted soft touch illuminating mirror.

### **OUTSIDE**

The property benefits from the use of the beautifully kept and well maintained communal gardens. There is a residents' car park with a private allocated parking space belonging to number 2 Waring Bowen Court along with additional visitors' parking.

### **TENURE**

Leasehold. We have been advised the property was granted a lease term of 125 years which commenced January 2000.

### **SERVICE CHARGE**

The current charge is £1,257 per annum to include building's insurance, maintenance and lighting of communal areas and ground rent.

### **MANAGEMENT COMPANY**

Millstream Court (Exeter) Ltd.

Each owner has a share in the management company

### **COUNCIL TAX**

Band C

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing the crematorium and and take the next right into School Lane, proceed along and the road which connects to Mill Road where Waring Bowen Court 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 checks on 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 surveyors 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.

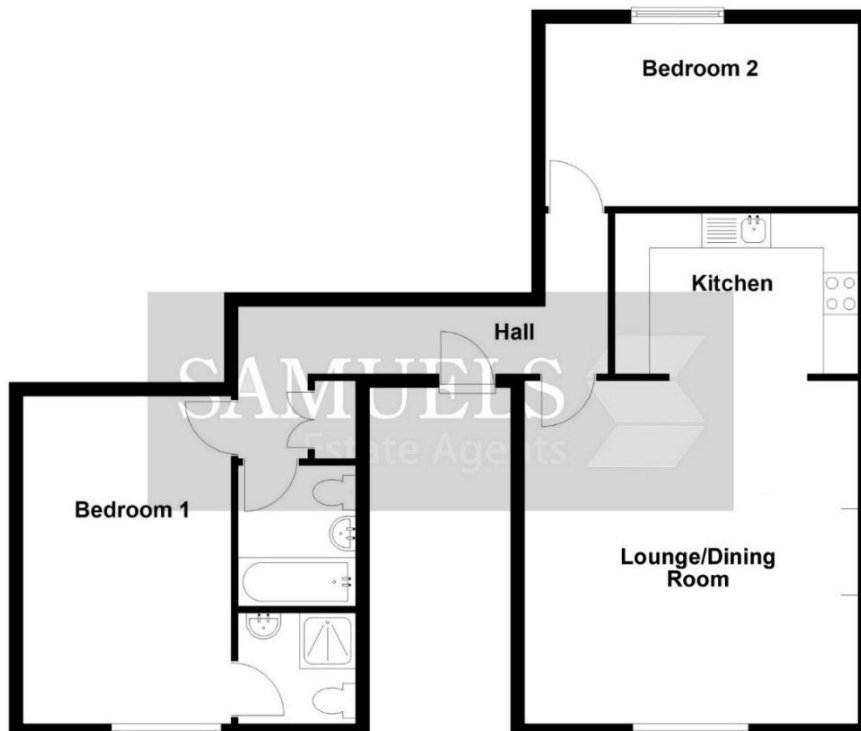
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0624/8661/AV**



Total area: approx. 74.9 sq. metres (806.5 sq. feet)

Floor plan for illustration purposes – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		