



**7 CHICHESTER HOUSE
COATES ROAD
EXETER
EX2 5RP**

PROOF COPY



£175,000 LEASEHOLD



A well appointed purpose built ground floor apartment occupying a highly convenient position providing good access to local amenities, major link roads and bus service into Exeter city centre. Good decorative order throughout. Private entrance. Reception hall. Two double bedrooms. Light and spacious open plan lounge/dining room. Modern kitchen. Bathroom. uPVC double glazing. Electric heating. Private communal car park. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Private part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Laminate wood effect flooring. Three storage cupboards. Door to:

LOUNGE/DINING ROOM

17'0" (5.18m) x 12'0" (3.66m). A light and spacious open plan room with laminate wood effect flooring. Electric heater. Storage cupboard. Telephone point. Television aerial point. Full height uPVC double glazed windows to front aspect. Door to:

KITCHEN

8'10" (2.69m) x 8'6" (2.59m). A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Plumbing and space for dishwasher. Integrated upright fridge freezer. Decorative tiled floor. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

BEDROOM 1

12'4" (3.76m) x 10'8" (3.25m). Laminate wood effect flooring. Electric heater. Large uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 2

9'10" (3.0m) x 8'2" (2.49m) excluding door recess. Electric heater. Laminate wood effect flooring. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

A matching white suite comprising panelled bath with mixer tap, fitted electric shower unit over and tiled splashback. WC. Wash hand basin with tiled splashback. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property benefits from the use of the communal gardens, grounds and residents' car park.

TENURE

LEASEHOLD. We await confirmation of the terms of the lease from our client's solicitor.

SERVICE/MAINTENANCE CHARGE

We await the confirmation of the charges from our client

GROUND RENT

We await confirmation of the charge from our client

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Electric

Mobile: Indoors – EE, O2 and Vodafone voice & data likely, Three voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

From Exeter city centre proceed along Heavitree Road and continue through Heavitree Road into Fore Street Heavitree. Proceed down the hill into East Wonford Hill and continue over the brow of the hill to the next set of traffic lights. Turn right into Rifford Road and take the first turning left into Quarry Lane and continue along taking the first left hand turning into Coates Road where Chichester House 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/0525/AV



**AWAITING
FLOOR PLAN**



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