



'TORRIDGE'
15 REGENTS PARK
HEAVITREE
EXETER
EX1 2NT



£290,000 LEASEHOLD



A stunning first floor apartment forming part of this attractive Grade II listed townhouse located within this highly sought after residential location providing great access to local amenities, Royal Devon & Exeter hospital and Exeter city centre. Refurbished to a particularly high specification comprising two large double bedrooms. Luxury ensuite shower room to master bedroom. Reception hall. Light and spacious lounge/dining room. Modern fitted kitchen. Modern bathroom. Gas central heating. Good size communal lawned rear garden. Private parking space. Fine outlook and views over neighbouring area and beyond. No chain. Viewing recommended.

Stairs lead to:

FIRST FLOOR

Private door leads to:

RECEPTION HALL

Engineered oak wood flooring. Radiator. Inset LED spotlights to ceiling. Telephone point. Utility cupboard with plumbing and space for washing machine also housing hot water tank. Door to:

LOUNGE/DINING ROOM

17'2" (5.23m) x 13'4" (4.06m) into recess. A fabulous light and spacious room. Engineered oak wood flooring. Radiator. Picture rail. Telephone point. Television aerial point. Inset LED spotlights to feature high ceiling with original coving. Large sash window to rear aspect with outlook over communal garden, neighbouring area and beyond. Door to:

KITCHEN

8'10" (2.69m) x 8'8" (2.64m) maximum. A modern kitchen fitted with a range of matching gloss fronted base and eye level cupboards with concealed lighting. Quartz work surfaces with matching splashback. Fitted AEG double oven/grill. Four ring AEG hob with glass splashback and filter/extractor hood over. 1½ bowl sink unit set within work surface with single drainer and modern style mixer tap. Integrated upright fridge freezer. Integrated slimline dishwasher. High polished tiled flooring. Wall mounted concealed boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Large sash window to rear aspect with outlook over communal garden and neighbouring area.

From reception hall, door to:

BEDROOM 1

15'6" (4.72m) x 12'5" (3.78m). Radiator. Picture rail. Inset LED spotlights to feature high ceiling with original coving. Large sash window to front aspect with outlook over neighbouring area and beyond. Door to:

ENSUITE BATHROOM

12'2" (3.71m) x 5'8" (1.73m). A luxury modern matching white suite comprising double width tiled shower enclosure, incorporating drying area, with toughened glass screen and fitted mains shower unit over. Low level WC with concealed cistern. Modern freestanding bath with modern style mixer tap including separate shower attachment. Feature wall hung wash hand basin with modern style mixer tap. Large fitted inset mirror. Heated ladder towel rail. Tiled floor. Tiled wall surround. Inset LED spotlights to feature high ceiling. Shaver point. Extractor fan. Large sash window to front aspect.

From reception hall, door to:

BEDROOM 2

15'4" (4.67m) x 10'0" (3.05m) excluding large door recess and wardrobe space. Again another large spacious room. Picture rail. Radiator. Two built in wardrobes. Inset LED spotlights to feature high ceiling with original coving. Large sash window to front aspect.

From reception hall, door to:

BATHROOM

8'10" (2.69m) x 5'6" (1.68m). A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap including shower attachment, fitted mains shower unit over and toughened glass shower screen. Wall hung wash hand basin with modern style mixer tap. Low level WC. Tiled floor. Tiled wall surround. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

OUTSIDE

The property in question benefits from the use of the good size lawned communal garden and also has the benefit of a private parking space (access via rear service lane)

TENURE

The property will be sold on a new 199 year lease with a share of freehold.

SERVICE/MAINTENANCE CHARGE

£50 per month service charge per apartment towards upkeep of the grounds. Owners will agree on works on annual basis and share any cost.

GROUND RENT

Peppercorn ground rent

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & 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 A

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.

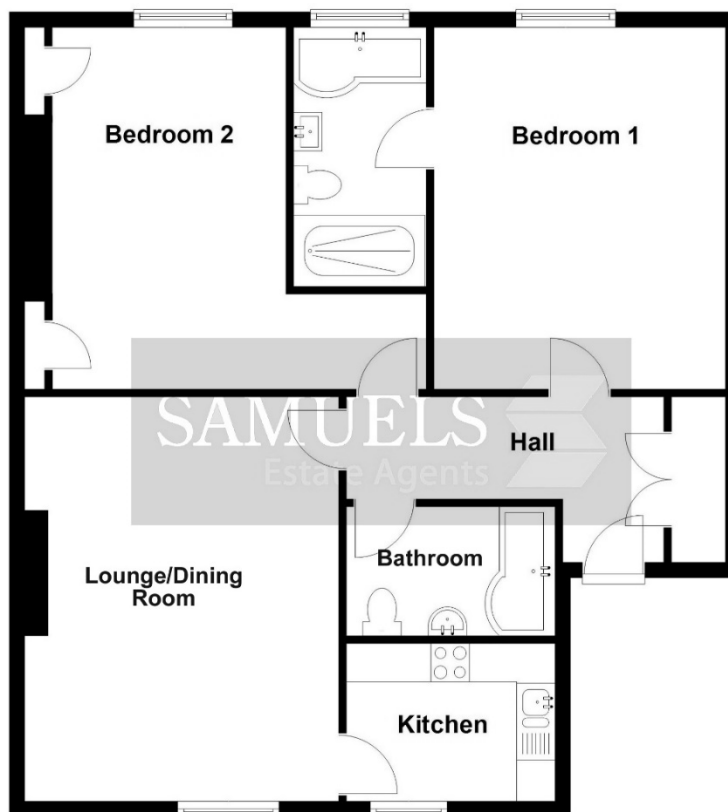
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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.

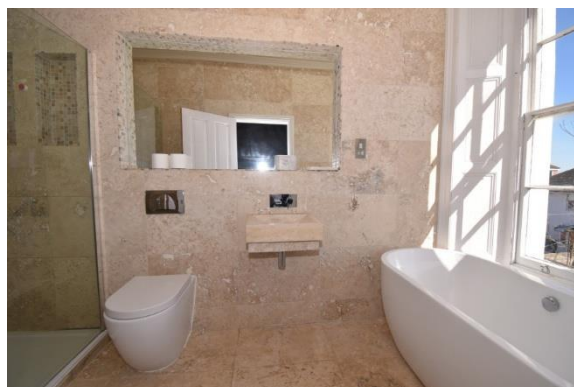
REFERENCE

CDER/0325/8889/AV



Total area: approx. 84.8 sq. metres (913.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		