



**136A VAUGHAN ROAD  
WHIPTON  
EXETER  
EX1 3JN**



**£175,000 LEASEHOLD**



**A fabulous purpose built upper maisonette offering well proportioned living accommodation arranged over two floors. Presented in good decorative order throughout. Two double bedrooms. Modern bathroom. Reception hall. Spacious lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Outlook and views over neighbouring area and beyond. Communal drying area. Private brick built shed and section of lawned garden. Highly convenient position providing good access to local amenities, major link roads and Exeter city centre. Viewing recommended.**

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

Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to front aspect. Door to:

### **LOUNGE/DINING ROOM**

17'10" (5.44m) x 11'6" (3.51m). A well proportioned room. Two radiators. Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Dado rail. Television aerial point. uPVC double glazed window to rear aspect. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From reception hall, feature archway opens to:

### **KITCHEN**

11'2" (3.40m) maximum x 7'0" (2.13m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Space for electric/gas cooker with filter/extractor hood over. Plumbing and space for washing machine. Recess for upright fridge freezer. Tiled floor. Wall mounted concealed boiler serving central heating and hot water supply (installed November 2023). Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Radiator. Door to:

### **BEDROOM 1**

15'10" (4.83m) x 8'4" (2.54m). Radiator. Dado rail. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 2**

11'6" (3.51m) x 9'6" (2.90m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BATHROOM**

6'10" (2.08m) x 5'6" (1.68m). A matching white suite comprising panelled bath with mixer tap including shower attachment and folding glass shower screen. Low level WC. Wash hand basin. Tiled wall surround. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from a private brick built storage shed, section of lawned garden and communal drying area.

### **TENURE**

LEASEHOLD. We have been advised a lease term of 125 years was granted in 1989.

### **FREEHOLDER**

Exeter city council

### **MAINTENANCE/SERVICE CHARGE**

We have been advised that the current charge is £108.61 payable every quarter.

### **INSURANCE**

There is a current charge of £35.03 payable every quarter.

### **GROUND RENT**

We have been advised the current ground rent charge is £10 per annum

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band A (Exeter)

## **DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road, continue to the traffic light junction and proceed straight ahead down into Pinhoe Road. Proceed along under Polsloe Bridge and continue straight ahead taking the right hand turning into Vaughan Road, proceed along and the property in question will be found a short way along 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.

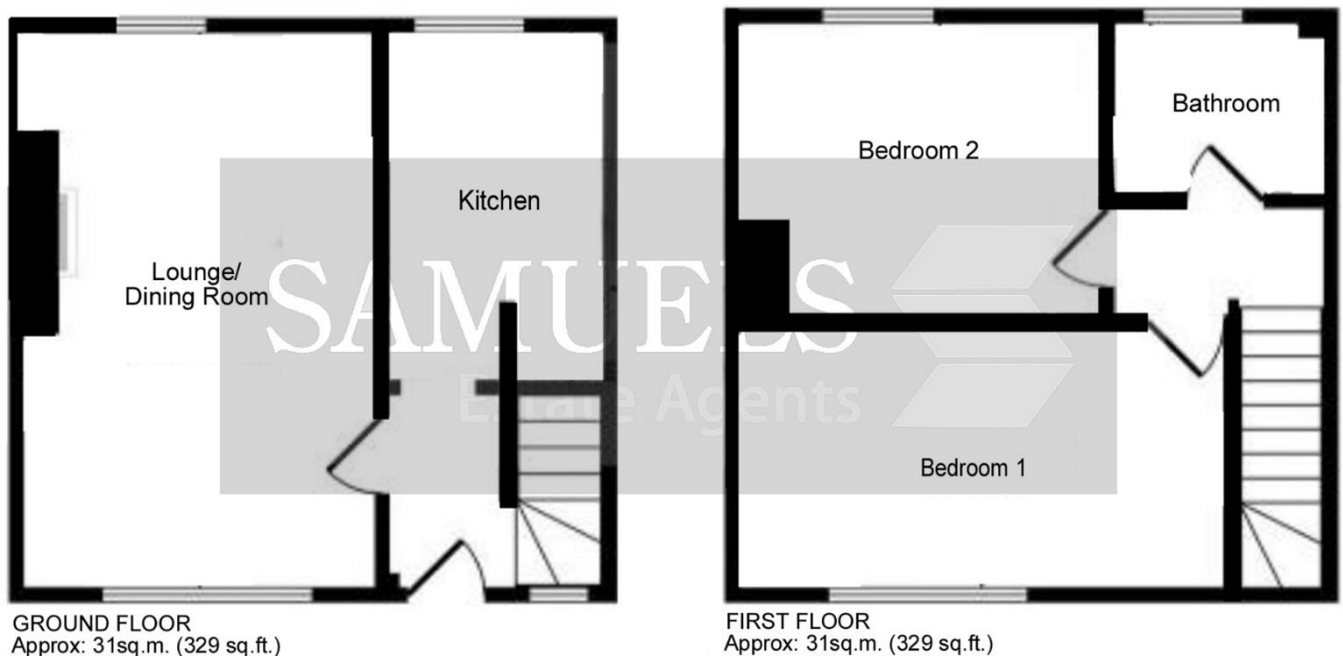
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0825/9016/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		