



**3 LICHGATE ROAD
ALPHINGTON
EXETER
EX2 8FJ**



£140,000 LEASEHOLD



A purpose built ground floor flat occupying a highly desirable residential location providing good access to local amenities and major link roads. Private entrance. Lounge/dining room. Kitchen. Double bedroom. Bathroom. Electric heating. uPVC double glazing. Private parking for two vehicles. Ideal first time buy/investment opportunity. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Private part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Electric wall heater. Cloak hanging space. Consumer unit. Smoke alarm. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

LOUNGE/DINING ROOM

11'8" (3.56m) x 11'2" (3.40m). Night storage heater. Television aerial point. Telephone point. uPVC double glazed door, with matching full height side windows, providing access to communal paved area with pathway providing access to parking spaces. Glass panelled sliding door provides access to:

KITCHEN

11'10" (3.61m) x 7'0" (2.13m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces incorporating breakfast bar. Space for electric cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Upright storage cupboard. Electric wall heater. Lead effect uPVC double glazed window to side aspect.

From reception hall, door to:

BEDROOM

11'10" (3.61m) x 7'10" (2.39m). Night storage heater. Lead effect uPVC double glazed window to side aspect.

From reception hall, door to:

BATHROOM

7'2" (2.18m) x 5'8" (1.73m). A matching white suite comprising panelled bath with fitted electric shower unit over. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Tiled floor. Electric wall heater. Lead effect obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from the use of the communal front garden, communal lawn and paved areas. Private integral storage shed. Two private allocated parking spaces close by.

TENURE

Leasehold. We have been advised a lease term of 999 years was granted on 25th March 1988

MAINTENANCE/SERVICE CHARGE

We have been advised the current charge is £50 per month.

COUNCIL TAX

Band B

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st left into Alphington Street which then connects to Alphington Road. Proceed along passing Sainsbury's and take the left hand turning into Church Road, at the next roundabout take the 3rd exit left again into Church Road which then connects to Chudleigh Road. Proceed straight ahead and at the next roundabout turn left into Chantry Meadow proceed down then 1st right into Steeple Drive then 1st left into Lichgate Road, the property in question 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 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.

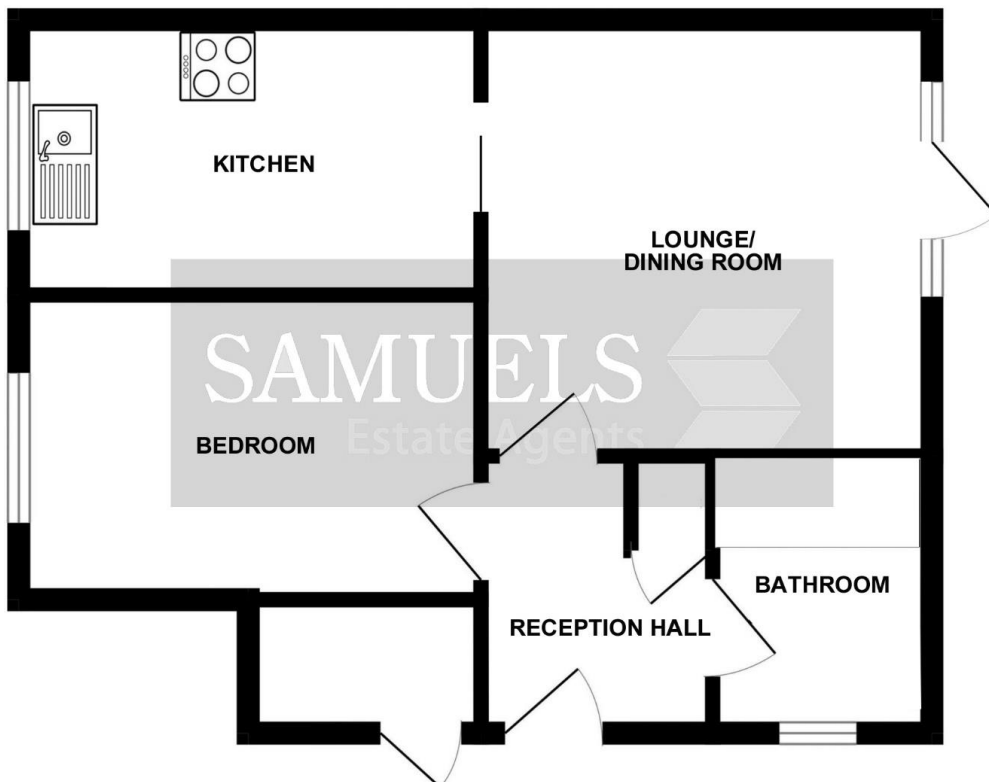
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0525/8636/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		