



**FIRST FLOOR FLAT
43 POWDERHAM CRESCENT
EXETER
EX4 6BZ**



£220,000 LEASEHOLD (1/3 SHARE OF FREEHOLD)



An opportunity to acquire a spacious first floor apartment presented in good decorative order throughout whilst retaining many original character features. Situated in a highly desirable residential position convenient to local amenities, Exeter city centre and university. Two double bedrooms. Private balcony. Light and spacious lounge/dining room open plan to kitchen. Modern bathroom. Gas central heating. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

ENTRANCE VESTIBULE

Original tiled floor. Dado rail. Attractive part coloured glass panelled internal door leads to:

COMMUNAL RECEPTION HALL

Original tiled floor. Stairs lead to:

COMMUNAL FIRST FLOOR LANDING

Private door leads to:

RECEPTION HALL

Telephone intercom. Thermostat control panel. Cupboard housing electric consumer unit. Wall light point. Smoke alarm. Door to:

LOUNGE/DINING ROOM/KITCHEN

19'0" (5.79m) x 13'2" (4.01m) (overall measurements).

Lounge/Dining Area – A beautiful light and spacious room with full height ceiling. Marble fireplace with inset grate and mantel over. Radiator. Telephone point. Television aerial point. Original coving and ceiling rose. Full height attractive sash windows to front aspect with pleasant outlook over neighbouring area and central green. Open plan to:

Kitchen Area – A modern kitchen 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 modern style mixer tap. Built in electric oven and grill with electric hob and filter/extractor hood over. Space for dishwasher. Space for upright fridge freezer. Telephone point. Radiator.

From reception hall, door to:

BEDROOM 2

13'2" (4.01m) x 9'4" (2.84m) maximum reducing to 7'2" (2.18m). Again a light and spacious room with full height ceiling. Radiator. Built in shelving into recess. Large sash window to rear aspect.

From reception hall, three steps lead down to:

INNER HALLWAY

Radiator. Window to side aspect. Door to:

BATHROOM

A modern matching white suite comprising panelled bath with mixer tap, including shower attachment, and tiled splashback. Low level WC. Wash hand basin. Wall mounted concealed boiler serving central heating and hot water supply. Plumbing and space for washing machine. High polished tiled floor. Heated ladder towel rail. Extractor fan. Obscure glazed window to side aspect.

From inner hallway, door leads to:

BEDROOM 1

10'10" (3.30m) x 10'5" (3.18m). Radiator. Coved ceiling. Double glazed double opening French doors lead to:

PRIVATE BALCONY

11'9" (3.65m) x 4'8" (1.42m). With wrought iron enclosure and enjoying a southerly aspect.

OUTSIDE

Communal garden. All residents have access to the communal garden.

TENURE

LEASEHOLD. A lease term of 999 years commenced in 1988.

MAINTENANCE/SERVICE CHARGE

3 owners own a 1/3 share and all costs are split 3 ways – including insurance, maintenance and repairs

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 Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and continue straight ahead up into Pennsylvania Road. Proceed along, just past the convenient store on the left hand side, take the right hand turning into Powderham Crescent where the property in question will be found a short way along 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 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.

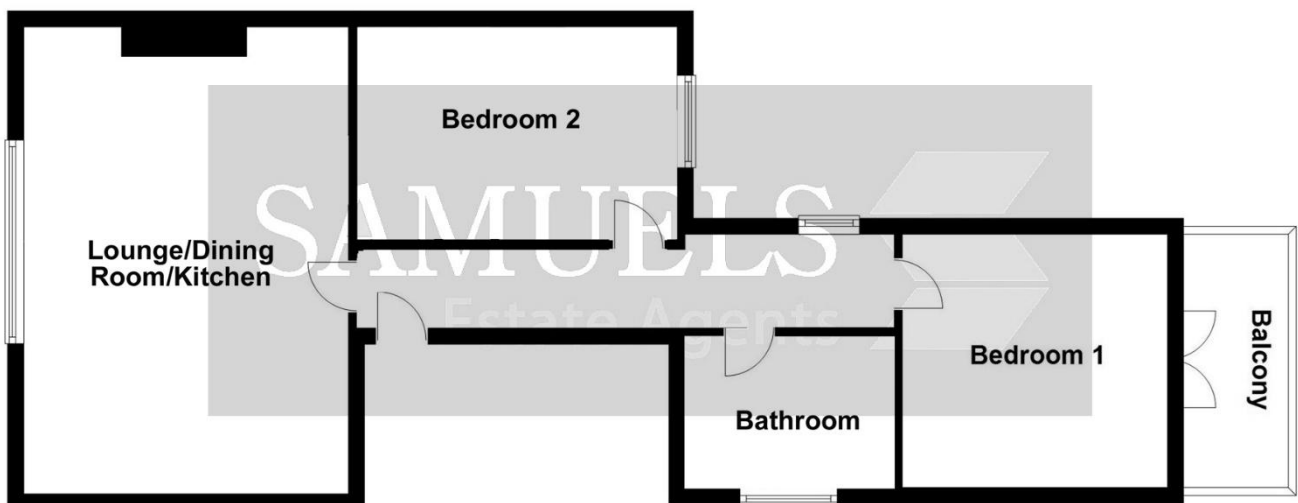
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/9060/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		