



**8 KINNERTON COURT  
KINNERTON WAY  
EXWICK  
EXETER  
EX4 2EZ**

PROOF COPY



**£110,000 LEASEHOLD**



**A purposes built first floor apartment occupying a highly convenient position providing good access to local amenities, St Davids mainline railway station, riverside walks and Exeter city centre. Lounge/dining room. Kitchen. Hallway. Double bedroom. Bathroom. Electric heating. uPVC double glazing. Private residents' car park. Communal garden. Ideal first time buy/investment purchase. Viewing recommended.**

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

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Stairs lead to:

### **COMMUNAL FIRST FLOOR LANDING**

Private door leads to:

### **RECEPTION HALL**

Electric heater. Telephone intercom. Electric consumer unit. Airing cupboard housing lagged hot water cylinder. Door to:

### **LOUNGE/DINING ROOM**

13'6" (4.11m) x 9'10" (3.0m). Contemporary living flame effect electric wall mounted fire/heater. Television aerial point. uPVC double glazed window, with deep sill, to front aspect. Opening to:

### **KITCHEN**

9'10" (3.0m) x 5'10" (1.78m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted electric cooker with hob and extractor/filter hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Deep storage cupboard.

From reception hall, door to:

### **BEDROOM**

10'6" (3.20m) x 9'6" (2.90m). Electric heater. uPVC double glazed window to front aspect.

From reception hall, door to:

### **BATHROOM**

6'6" (1.98m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with fitted electric shower unit over and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Electrically heated towel rail. Electric wall heater. Extractor fan.

### **TENURE**

Leasehold. We have been advised a lease term of 999 years was granted in 1985.

### **SERVICE CHARGE**

Currently £1,096.26 per annum.

### **COUNCIL TAX**

Band A

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 3<sup>rd</sup> exit left into Okehampton Street which then connects to Okehampton Road. At the traffic light/crossroad junction turn right into Exwick Road and proceed along to the very end which connects to St Andrews Road. At the mini roundabout take the 1<sup>st</sup> exit left onto Kinnerton Way and continue along where Kinnerton Court 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 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.

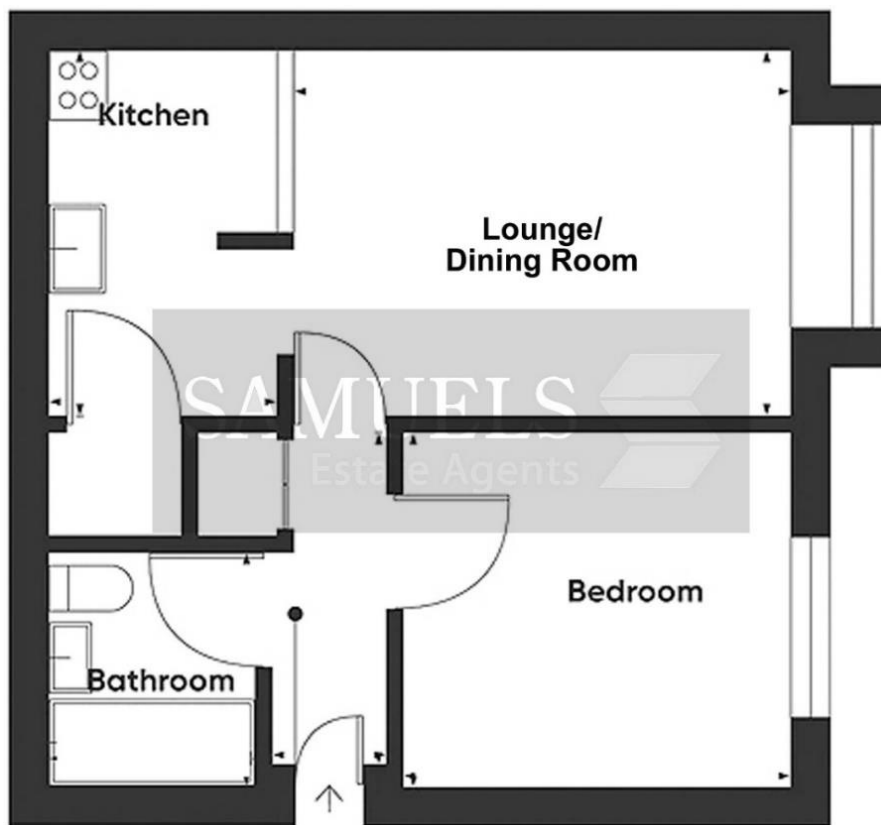
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **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/0724/8697/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		