



**36 PHOENIX COURT
BURNTHOUSE LANE
EXETER
EX2 6FW**

PROOF COPY



£220,000 LEASEHOLD



A stylish purpose built ground floor apartment with its own direct access to private small garden. Presented in good decorative order throughout. Two good size bedrooms. Reception hall. Spacious lounge/dining room. Modern kitchen. Modern bathroom. Gas central heating. uPVC double glazing. Communal gardens. Private allocated parking space. Highly convenient position providing god access to local amenities, Ludwell Valley park and Royal Devon & Exeter hospital. Ideal first time buy/investment purchase.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Private door leads to:

RECEPTION HALL

A spacious hallway. Radiator. Telephone intercom. Electric consumer unit. Digital programmer for central heating and hot water. Deep walk in storage cupboard with electric light also housing boiler serving central heating and hot water supply. Door to:

LOUNGE/DINING ROOM

17'8" (5.38m) x 10'6" (3.20m). A well proportioned room. Radiator. Telephone point. Television aerial point. uPVC double glazed sliding patio door providing access to private garden.

From reception hall, door to:

KITCHEN

11'8" (3.56m) x 6'4" (1.93m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with tiled splashback. Fitted Bosch oven. Fitted Bosch induction hob with stainless steel splashback and Bosch filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Integrated Bosch dishwasher. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 1

13'0" (3.96m) excluding door recess x 9'10" (3.0m). Radiator. Television aerial point. uPVC double glazed window to side aspect.

From reception hall, door to:

BEDROOM 2

12'0" (3.66m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

6'10" (2.08m) maximum x 6'6" (1.98m) maximum. A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, glass shower screen and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property benefits from its own private section of garden which is accessed from the lounge/dining room. The garden is enclosed to all sides whilst consists of a paved patio and area of artificial turf for ease of maintenance. Further area laid to decorative stone chippings with timber shed. The property also benefits from the use of the communal lawned garden and its own private allocated parking space.

TENURE

Leasehold. We await confirmation from our clients' solicitor concerning the terms of the lease.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Low risk

Mining: No risk from mining

Council Tax: Band B

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue passed County Hall and at the second set of traffic lights turn left into Burnthouse Lane. Continue almost to the end of this road and Phoenix Court will be found 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 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.

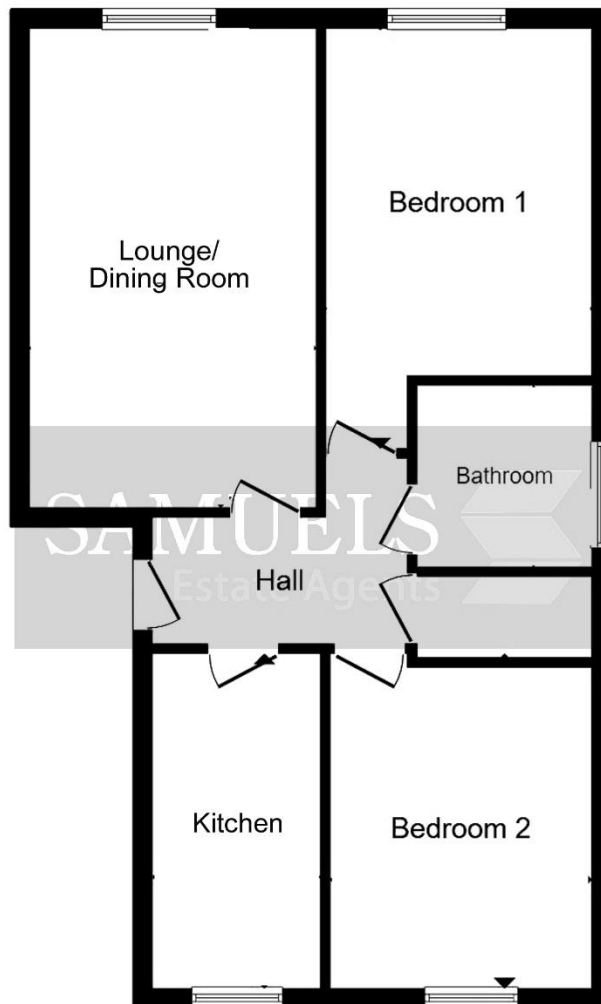
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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.

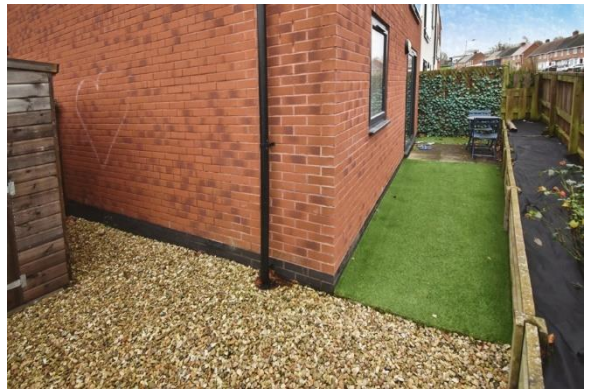
REFERENCE

CDER/1124/8808/AV



Total floor area 59.9 sq.m. (645 sq.ft.) approx

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		