



**36 HOMECOURT HOUSE  
BARTHOLOMEW STREET WEST  
EXETER  
EX4 3AD**



**OFFERS IN THE REGION OF £55,000 LEASEHOLD**



**An opportunity to acquire a purpose built retirement flat occupying a fabulous central position within walking distance to Exeter City Centre. Lounge/Dining room. Kitchen. Hallway. Double bedroom. Shower/wet room. Pleasant outlook over communal garden. Resident Manager. Security entrance phone system. Lift service. Emergency pull cord system. Residents lounge and laundry room. The property also has the benefit of the use of the well maintained communal garden/grounds. No chain. Viewing recommended.**

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

Communal front door (right hand side door) with access, via telephone intercom, to:

### **COMMUNAL RECEPTION HALL**

Stairs or lift to:

### **UPPER GROUND LEVEL (FIRST FLOOR)**

#### **COMMUNAL HALLWAY**

Private door to:

### **NUMBER 36**

#### **RECEPTION HALL**

Telephone intercom. Smoke alarm. Deep storage cupboard with fitted shelving housing hot water tank, electric consumer unit and meter. Door to:

#### **LOUNGE/DINING ROOM**

15'2" (4.62m) x 10'8" (3.25m). A light and spacious room with contemporary modern style fireplace with living flame effect electric fire. Night storage heater. Telephone intercom. Two wall light points. uPVC double glazed window, with deep sill, to rear aspect with outlook over communal garden. Feature archway opens to:

#### **KITCHEN**

7'4" (2.54m) x 5'6" (1.68m). Fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted electric hob. Integrated fridge. Integrated freezer. Extractor fan.

From reception hall, door to:

#### **BEDROOM**

11'10" (3.61m) excluding wardrobe space x 8'8" (2.64m). Deep built in double wardrobe. Night storage heater. Wall light point. uPVC double glazed window to rear aspect with outlook over rear communal garden.

From reception hall, door to:

#### **SHOWER/WET ROOM**

6'10" (2.08m) x 5'6" (1.68m). Comprising tiled shower area with enclosure and fitted electric shower unit. Low level WC. Wash hand basin set in vanity unit with cupboard and drawer space beneath. Part tiled walls. Extractor fan.

### **COMMUNAL FACILITIES**

Residents' lounge with kitchenette, laundry, guest suite for visitors and communal gardens and grounds.

### **TENURE**

Leasehold. We understand the property in question was granted a lease term of 99 years which commenced in 1981.

### **SERVICE/MAINTENANCE CHARGE**

The current charge is £2,472.08 per annum (a payment of £1,236.04 every 6 months).

### **GROUND RENT**

The current charge is £710.26 per annum (a payment of 355.13 every 6 months)

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band A

### **AGENTS NOTE**

We have been advised any purchaser must be over the age of 60 years.

## **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.

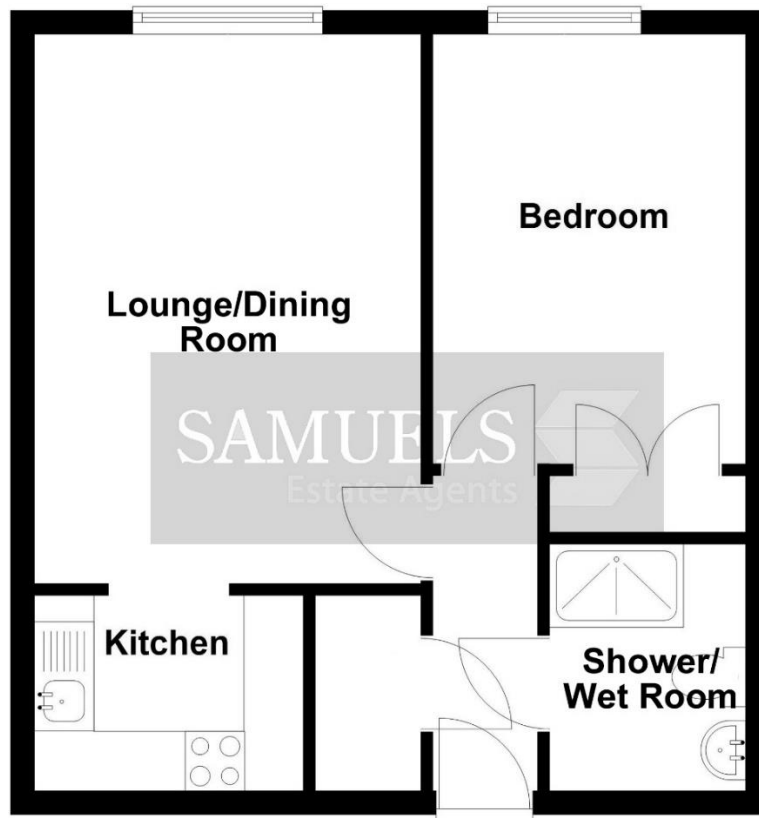
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0124/AV**



**Total area: approx. 38.0 sq. metres  
(409.4 sq. feet)**

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		