



**3 ST ANNES WELL MEWS
LOWER NORTH STREET
EXETER
EX4 3ET**



£200,000 LEASEHOLD



A beautifully presented and spacious second floor apartment occupying a fabulous position within walking distance to Exeter city centre. Two bedrooms. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Modern shower room. Gas central heating. Fine outlook and views over neighbouring area and beyond. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs lead to:

SECOND FLOOR

Door leads to:

INNER LOBBY

Private door leads to:

RECEPTION HALL

Oak wood flooring. Radiator. Telephone intercom. Smoke alarm. Door to:

LOUNGE/DINING ROOM

16'2" (4.93m) maximum x 15'8" (4.78m) maximum. A light and spacious room. Oak wood flooring. Large fireplace recess with wood surround and mantel over. Three wall light points. Radiator. Two glazed sash windows to front aspect with outlook over neighbouring Iron Bridge, parts of Exeter and countryside beyond.

From reception hall, door to:

KITCHEN

9'8" (2.95m) x 7'10" (2.39m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Upright storage cupboard. Tiled floor. Radiator. Wall mounted boiler serving central heating and hot water supply. sash window to front aspect with outlook over neighbouring Iron Bridge, parts of Exeter and countryside Beyond.

From reception hall, door to:

BEDROOM 1

11'8" (3.56m) x 9'8" (2.95m). Storage cupboard. Radiator. Two sash windows to front aspect again with outlook over neighbouring Iron Bridge, parts of Exeter and beyond.

From reception hall, door to:

BEDROOM 2

11'5" (3.48m) x 9'10" (3.0m) maximum. Built in cupboard. fireplace recess. Radiator. Sash window to rear aspect.

From reception hall, door to:

SHOWER ROOM

7'0" (2.13m) x 6'2" (1.88m). A matching white suite comprising double length tiled shower enclosure with fitted mains shower unit and toughened glass shower screen. Wash hand basin. Low level WC. Part tiled walls. Tiled floor. Radiator. Storage/linen cupboard with fitted shelving. Sash window to rear aspect.

TENURE

LEASEHOLD. We have been advised a lease term of 399 years was granted in 1988.

MANAGEMENT CHARGE

The current charge is £93.27 per month which includes the ground rent

DIRECTIONS

From St Davids mainline railway station continue along Bonhay Road turn left opposite the Mill on The Exe public house into Exe Street. Continue to the end of this road beneath the Iron Bridge and turn right up into Lower North Street. St Annes Well Mews 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 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.

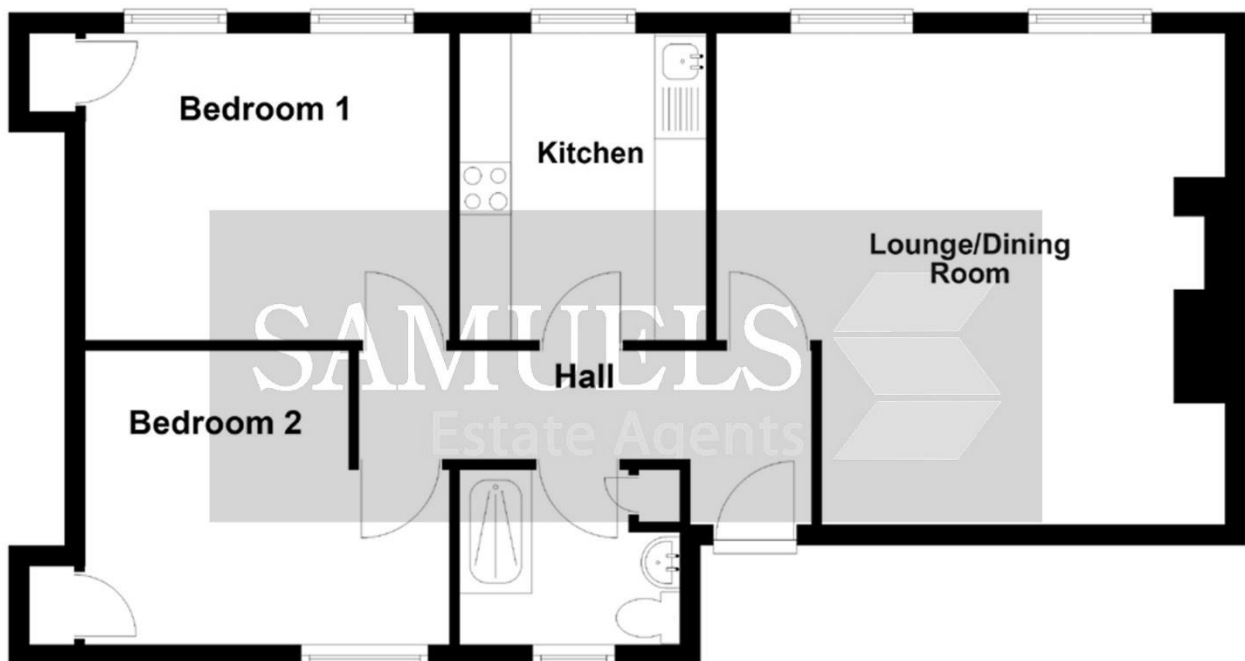
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1123/8527/AV



Total area: approx. 60.5 sq. metres (650.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		