



**28A MAGDALEN ROAD
ST LEONARDS
EXETER
EX2 4TD**

PROOF COPY



£210,000 LEASEHOLD



A well proportioned upper maisonette occupying a fabulous position within the heart of St Leonards within walking distance to local amenities and Exeter city centre. Spacious living accommodation arranged over two floors. Requiring a degree of modernisation. Two double bedrooms. Shower/wet room. Hallway. Lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area and beyond. Communal garden. Private brick built store. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door (access from the rear of the building) to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Cloak hanging space. Smoke alarm. Telephone point. Thermostat control panel. Obscure uPVC double glazed window to front aspect. Glass panelled door to:

LOUNGE/DINING ROOM

17'10" (5.44m) x 11'6" (3.51m) maximum. A spacious room. Radiator. Fitted gas fire. Picture rail. Four wall light points. Cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond. uPVC double glazed window to front aspect with outlook over Magdalen Road shops.

From reception hall, door to:

KITCHEN

11'2" (3.40m) maximum x 7'0" (2.13m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for gas/electric cooker. Plumbing and space for washing machine. Further appliance space. uPVC double glazed window to front aspect with outlook over Magdalen Road shops.

FIRST FLOOR LANDING

Radiator. Access to roof space. Door to:

BEDROOM 1

15'8" (4.78m) excluding wardrobe space x 8'4" (2.54m) maximum reducing to 6'10" (2.08m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

11'6" (3.51m) maximum x 9'6" (2.90m) excluding wardrobe space. Radiator. Built in wardrobe. Overhead storage cupboards. Two wall light points. uPVC double glazed window to front aspect with outlook over Magdalen Road shops.

From first floor landing, door to:

SHOWER/WET ROOM

Fitted electric shower unit. Wash hand basin. WC. Radiator. Storage cupboard. Part tiled walls. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from the use of the communal garden, lockable brick built storage shed and communal clothes drying area.

TENURE

LEASEHOLD . We have been advised the property was granted a lease term of 125 years which commenced in 1989.

FREEHOLDER

Exeter city council.

SERVICE CHARGE

We have been advised the current service charge for 2024/2025 is £121.66 per quarter.

GROUND RENT

£10 per annum

DIRECTIONS

(By car) From Paris Street roundabout take the turning into Heavitree Road at the second set of traffic lights turn right into College Road and at the traffic light junction turn right into Magdalen Road and number 28A will be found on the left hand side set back from the road.

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.

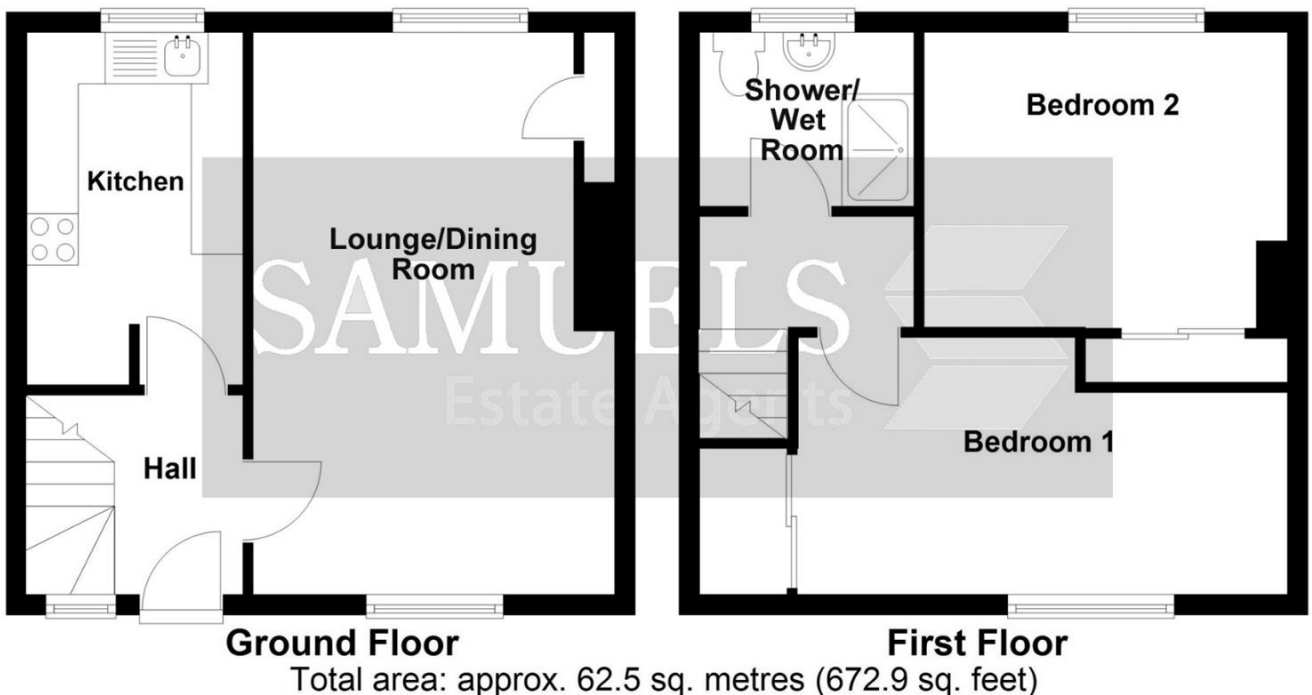
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8589/AV



Floor plan for illustration purposes only – not to scale



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