

**FLAT 4, SHAUL HOUSE  
ALPHA STREET  
HEAVITREE  
EXETER  
EX1 2SP**



**£130,000 LEASEHOLD**



**A ground floor flat situated in a highly convenient position providing good access to local amenities including local shops, Heavitree park, Royal Devon & Exeter hospital and bus service into Exeter city centre. Entrance hall. Lounge/dining room. Kitchen. Double bedroom. Bathroom. Electric heating. Double glazing. Ideal first time/investment purchase. No chain. Viewing recommended.**

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

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Private door leads to:

### **ENTRANCE HALL**

Electric consumer unit. Smoke alarm. Door to:

### **BATHROOM**

A matching white suite comprising panelled bath with electric shower unit over, glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Electric wall heater. Extractor fan. Cupboard housing lagged hot water cylinder.

From entrance hall, door to:

### **LOUNGE/DINING ROOM**

13'6" (4.11m) x 10'10" (3.30m). Night storage heater. Television aerial point. Telephone point. Telephone intercom. Double glazed window to front aspect. Double opening doors lead to:

### **KITCHEN**

7'8" (2.30m) x 5'6" (1.68m). 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. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Integrated fridge. Space for washing machine.

From lounge/dining room, door to:

### **BEDROOM**

13'0" (3.96m) maximum into wardrobe space x 9'10" (3.0m). Electric wall heater. Built in double wardrobe with hanging rail and storage cupboards over. Double glazed window to front aspect.

### **TENURE**

LEASEHOLD. We have been advised a lease term of 199 years was granted on 1 January 1995.

### **MAINTENANCE/SERVICE CHARGE**

We have been advised that current service charge is £1,154.66 per annum

### **GROUND RENT**

We await confirmation of the charge from our client

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: Electric heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band A (Exeter)

### **DIRECTIONS**

From Paris Street roundabout take the turning into Heavitree Road and continue along passing Waitrose supermarket to the next set of traffic lights and proceed down into Heavitree Fore Street. At the next set of traffic lights turn left into North Street and continue around, as the road bears to the right turn left into Goldsmith Street and take the 1<sup>st</sup> right into Alpha Street. Shaul House will be found on the corner of Alpha Street and Goldsmith Street.

### **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 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.

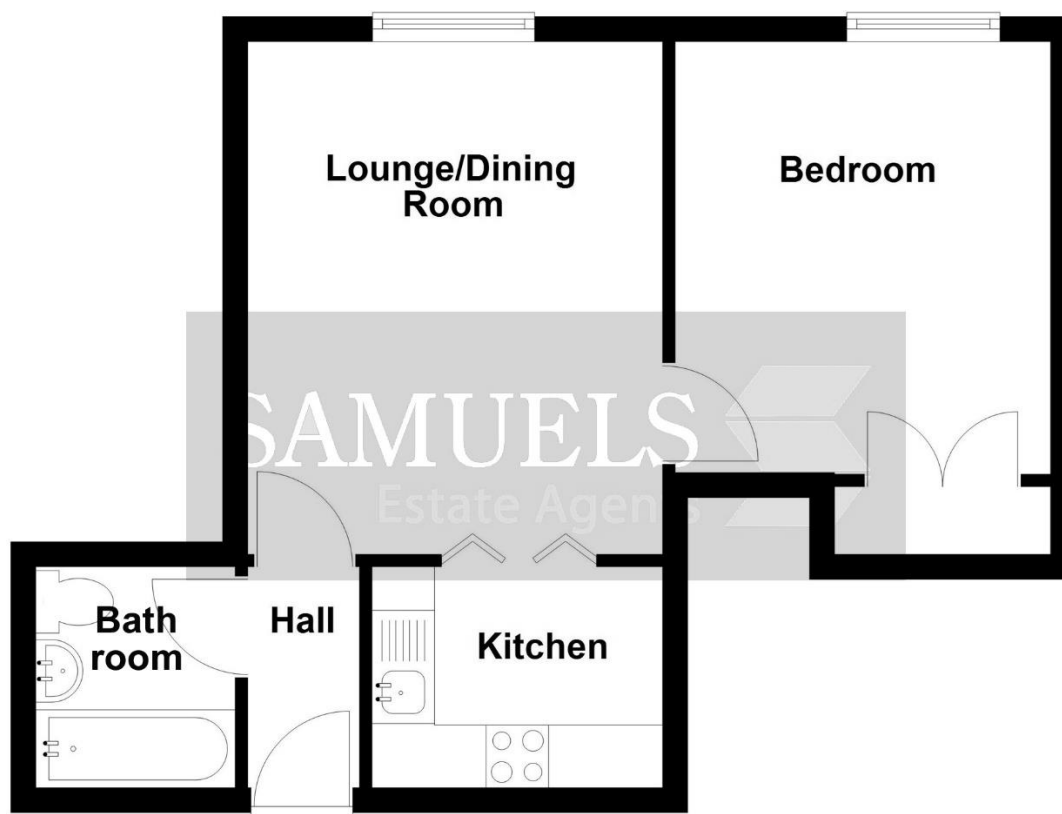
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **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/1225/9097/AV**



**Total area: approx. 34.6 sq. metres (372.5 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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		