



**99 HOMECOURT HOUSE  
BARTHOLOMEW STREET WEST  
EXETER  
EX4 3AE**

PROOF COPY



**£65,000 LEASEHOLD**



A purpose built second floor retirement flat occupying a highly convenient central position within walking distance to Exeter city centre. Lounge/dining room. Kitchen. Double bedroom. Hallway. Bathroom. Fine outlook and views over neighbouring area, parts of Exeter and beyond. 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 gardens and grounds. No chain. Viewing recommended.

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

Communal main front door (right hand side). Access via telephone intercom to:

### **COMMUNAL HALLWAY**

Stairs or lift lead to:

### **SECOND FLOOR COMMUNAL HALLWAY**

Private door to:

### **RECEPTION HALL**

Smoke alarm. Telephone intercom. Storage cupboard with fitted shelving also housing lagged hot water cylinder, cold water tank, electric fuse box and meter. Door to:

### **LOUNGE/DINING ROOM**

15'0" (4.57m) x 10'5" (3.18m). Telephone intercom. Night storage heater. Television aerial point. Telephone point. Two wall light points. uPVC double glazed window to side aspect with outlook over communal garden. Feature archway opens to:

### **KITCHEN**

7'2" (2.18m) x 5'4" (1.63m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit. Space for electric cooker. Space for fridge. uPVC double glazed window to side aspect offering fine outlook over neighbouring area, parts of Exeter and countryside beyond.

From reception hall, door to:

### **BEDROOM**

11'8" (3.56m) excluding wardrobe space x 8'10" (2.69m). Night storage heater. Built in wardrobe. Wall light point. uPVC double glazed window to side aspect with outlook over communal garden.

From reception hall, door to:

### **BATHROOM**

6'10" (2.08m) x 5'6" (1.68m). A matching suite comprising panelled bath with tiled splashback. WC. Wash hand basin with tiled splashback. Medicine cabinet. Electric bar heater. Extractor fan.

### **COMMUNAL FACILITIES**

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

### **TENURE**

Leasehold. We have been advised a lease term of 97 years was granted on 30<sup>th</sup> November 1983.

### **GROUND RENT**

The current charge is £335 payable every 6 months.

### **MAINTENANCE CHARGE**

We have been advise that the annual charge is £2,472.08.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE Limited, Three, O2 and Vodafone likely - 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

### **DIRECTIONS**

Proceed down Exeter Fore Street continue down taking the right hand turning into Bartholomew Street West. Continue around where Homecourt House 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.

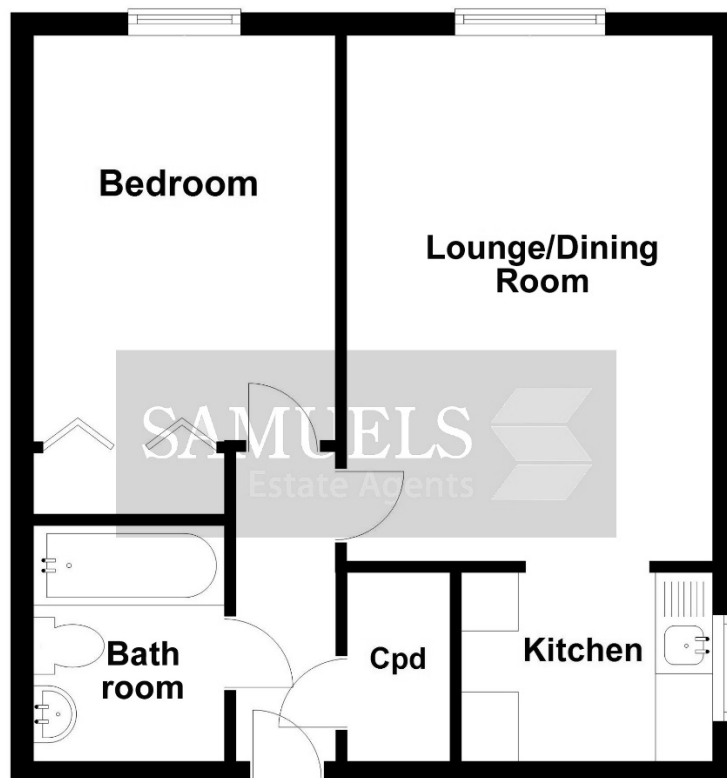
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1124/8806/AV



Total area: approx. 37.9 sq. metres  
(408.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		