



Flat 5, Manna Ash Court, Matford Lane, St Leonards, Exeter, EX2 4PU.

Located in the St Leonards district of Exeter, this bright and airy second floor flat offers plenty of space, combined with a very convenient and extremely popular spot, close to shops and bus routes in and out of the city. The flat benefits from very good sized rooms (even the second bedroom can accept a double bed) and is smartly presented, with a relatively recent kitchen and neutral bathroom suite, making it perfect for both owner occupiers and investors alike. There are electric heaters throughout the flat and it is fitted with double glazed windows.

Outside, the property also has the advantage of an allocated covered car parking space.

Price £ 175,000

Leasehold

Flat 5, Manna Ash Court, Matford Lane, , Exeter,

ACCOMMODATION

The accommodation, with approximate measurements only, comprises :

Steps lead up to a communal entrance door, with remote intercom, where an internal staircase rises up to flat 5.

Main hallway

Full height storage cupboard and airing cupboard with hot water cylinder and slatted shelving. Doors to :

Sitting room 16' 3" x 11' 4" (4.95m x 3.45m)

A large, bright room with a pleasant and surprisingly open outlook in the direction of the city centre.

Kitchen diner 16' 1" x 7' 1" (4.9m x 2.16m)

Refitted in recent years with a modern range of beech effect units under roll-edge work surfaces. Built in electric oven, halogen hob and extractor over. Space for white goods. Window to front aspect and space for table & chairs.

Bedroom one 14' 7" x 9' 8" (4.44m x 2.95m)

Another generous room with a south easterly aspect over the attractive neighbouring garden.

Bedroom two 10' 8" x 7' 6" (3.25m x 2.29m)

Window with outlook over neighbouring gardens.

Bathroom 8' 3" x 6' (2.51m x 1.83m)

Comprising a white suite of bath (with electric shower over), hand basin and WC. Opaque window and vinyl flooring.

OUTSIDE

Number 5 benefits from an allocated covered off road car parking space.

AGENTS NOTES

Services include mains electricity, water and drainage. Mains gas is not currently connected to the flat, but is available in the vicinity of Manna Ash Court.

There is a service charge of £240 per quarter, which covers ground rent, buildings insurance and some of the exterior maintenance of the whole property. The managing agents are Whitton and Laing, Queen St, Exeter, if further information is required.

Council tax, Band 'B'

Lease details – 199 years from 1975





View over neighbouring garden from rear



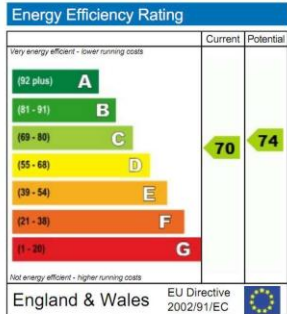
Energy Performance Certificate



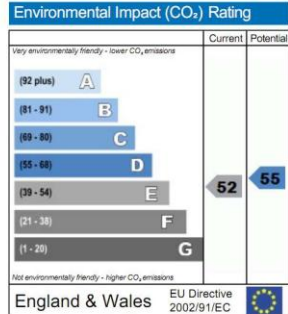
Flat 5 Manna Ash Court
Malford Lane
EXETER
EX2 4PU

Dwelling type: Top-floor flat
Date of assessment: 05 July 2011
Date of certificate: 05 July 2011
Reference number: 8909-6423-6000-3685-5906
Type of assessment: RdSAP, existing dwelling
Total floor area: 64 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	343 kWh/m ² per year	321 kWh/m ² per year
Carbon dioxide emissions	3.9 tonnes per year	3.7 tonnes per year
Lighting	£53 per year	£38 per year
Heating	£354 per year	£309 per year
Hot water	£107 per year	£107 per year

You could save up to £59 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

IMPORTANT NOTES, PLEASE READ

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent and the Property Sharing Experts Westcountry team (Of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.