

## 40 Strand Court, Topsham, Exeter, EX3 0AZ



A duplex apartment with two bedrooms, in an exceptional location in this desirable town, with wonderful south facing estuary views.

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EPC: D

**£315,000** Leasehold (999 years from 1963)

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# 40 Strand Court, Topsham, Exeter, EX3 0AZ

The Exe estuary town of Topsham, was once an important trading port and is now one of Exeter's most desirable locations to live. With unique shops, restaurants, inns and regular markets, it is a bustling place which also offers tranquil riverside walks and peaceful estuary views. Strand Court is a small 1960's development of riverside flats, located in The Strand-Topsham's most desirable address with its wonderful array of residences from the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries and some with notable Dutch architectural influences.

The property is a duplex flat on the first and second floors and it enjoys an excellent position with the principal rooms enjoying a south facing aspect with a fantastic estuary view. The bright, gas centrally heated, accommodation provides a spacious living room with direct access to an outside sun terrace with commanding river views, a separate kitchen and utility area, two double bedrooms and a modern bathroom. There is a residents' car park and a central communal garden.

Service charge: £1,200 per annum. Ground rent: £5

## THE ACCOMMODATION COMPRISES:

### FIRST FLOOR

#### Entrance Hall

External steps from ground floor to uPVC entrance door. Radiator. Access to:

#### Utility area

Space and plumbing for washing machine. Coat hooks. Shelving. Double glazed window.

#### Kitchen 9' 11" x 6' 8" (3.02m x 2.03m)

Fitted with a matching range of wood fronted cupboard units, with work surfaces and tiled surrounds. One and a half bowl sink unit with mixer tap. Space for cooker. Space for fridge/freezer. Vinyl flooring. Radiator. Storage cupboard with shelving.



#### Living Room 18' 3" x 12' 8" (5.56m x 3.86m maximum.)

Double glazed south facing picture window enjoying superb outlook towards the river estuary. Radiator. T.V point. Fitted carpet. Open tread stairs to the first floor. uPVC double glazed door to: **OUTSIDE SOUTH FACING TERRACE** with stainless steel safety rails with glazed panels. Tiled floor. Lovely unspoilt view of the estuary.



## SECOND FLOOR

### Landing

Access to loft storage space. Access to:

### Bathroom 9' 7" x 5' 8" (2.92m x 1.73m)

Double glazed window. White suite: panel bath with shower over, wash basin and W.C. Fully tiled walls. Radiator. Vinyl flooring. Built in cupboard housing the central heating boiler.

### Bedroom One 14' 10" x 12' 9" (4.52m x 3.88m)

Double glazed picture window with commanding view towards the estuary. Built-in wardrobe with storage over. Radiator. Fitted carpet.



### Bedroom Two 13' 0" x 6' 8" (3.96m x 2.03m)

Double glazed window. Built-in wardrobe with storage over. Fitted carpet.

### OUTSIDE

The property enjoys its own south facing, balcony terrace, accessed from the living room, providing space for loungers and a small dining table, to fully enjoy the wonderful view towards the estuary. There is a residents' car park operating on a first come-first served basis and there is a colourful central communal garden.



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# Energy Performance Certificate



40, Strand Court, Topsham, EXETER, EX3 0AZ

<b>Dwelling type:</b>	Top-floor maisonette	<b>Reference number:</b>	9518-1063-7201-0112-8934
<b>Date of assessment:</b>	19 September 2012	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	20 September 2012	<b>Total floor area:</b>	69 m <sup>2</sup>

## Use this document to:

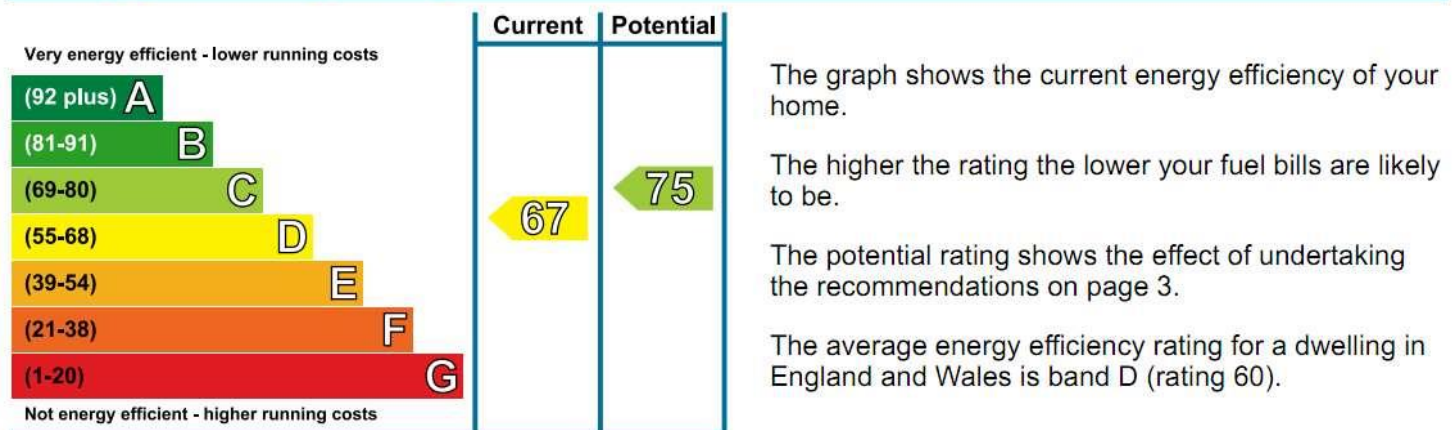
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,728</b>
<b>Over 3 years you could save</b>	<b>£ 384</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 123 over 3 years	
Heating	£ 1,224 over 3 years	£ 927 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 1,728</b>	<b>£ 1,344</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 306	
2 Low energy lighting for all fixed outlets	£25	£ 75	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.