



**203 EXWICK ROAD  
EXETER  
DEVON  
EX4 2AU**

PROOF COPY



**£375,000 FREEHOLD**



**A rare opportunity to acquire a much improved and tastefully modernised 1920's built semi detached family home occupying an elevated position with fine outlook and views over neighbouring area, riverside, parts of Exeter and beyond. Three bedrooms. First floor refitted modern shower room. Reception hall. Sitting room. Kitchen/dining room with wood burning stove. Utility/cloakroom. Driveway and garage. Beautifully kept and well maintained gardens. Highly convenient position providing good access to local amenities, St Davids mainline railway station, riverside walks and Exeter city centre. A beautifully presented characterful family home. Viewing highly recommended.**

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

Feature arched entrance leads to:

### **COVERED PORCH**

Incorporating wood store. Cloak hanging space. Part obscure uPVC double glazed front door, with matching side window, leads to:

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Dado rail. Stairs rising to first floor. Feature high ceiling. Understair storage cupboard. Large built in double width cloaks cupboard. Panelled door leads to:

### **SITTING ROOM**

13'2" (4.01m) x 12'2" (3.71m). A light and spacious room with exposed wood flooring. Feature high ceiling. Feature cast iron fireplace with inset grate providing real open fire, tiled heart hand mantel over. Vertical radiator. Television aerial point. uPVC double glazed window to side aspect. Large uPVC double glazed double opening doors providing access and outlook to rear garden also enjoying fine outlook over neighbouring area, riverside, parts of Exeter and beyond.

From reception hall, panelled door leads to:

### **KITCHEN/DINING ROOM**

Dining Room – 13'0" (3.96m) x 10'8" (3.25m). Again another characterful room with feature high ceiling. Vertical radiator. Exposed wood flooring. Fireplace recess with wood burning stove and tiled hearth. uPVC double glazed window and door providing access and outlook to rear garden. Open plan to:

Kitchen – 11'4" (3.45m) x 7'6" (2.29m). A traditional bespoke hand made kitchen built and installed by a local firm called Winkleigh Timber. Comprising range of base and drawer units with granite work surfaces and tiled splashback. Belfast style sink unit, with traditional style mixer tap, set within granite work surface incorporating drainer. Fitted dresser unit. Space for electric cooker. Plumbing and space for dishwasher. Vertical radiator. Exposed wood flooring. uPVC double glazed windows to both side aspects. Panelled door leads to:

### **LARDER/PANTRY**

With fitted shelving, power and light and obscure uPVC double glazed window to side aspect.

From kitchen, panelled door leads to:

### **UTILITY/CLOAKROOM**

Plumbing and space for washing machine. Fitted worktop providing additional appliance space over. Power and light. low level WC. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Dado rail. Access to fully insulated and floored roof space lending itself perfectly to a large loft conversion with 12ft of head height. (subject to necessary consents). Obscure uPVC double glazed window to side aspect. Panelled door leads to:

### **BEDROOM 1**

15'6" (4.72m) x 10'5" (3.18m) maximum into wardrobe space. A fabulous light and spacious room with exposed wood flooring. Radiator. Three double wardrobes. Feature cast iron fireplace with tiled hearth. Additional built in cupboard/wardrobe. Large uPVC double glazed window to front aspect offering fabulous fine outlook and views over neighbouring area, riverside, parts of Exeter and beyond.

From first floor landing, panelled door leads to:

### **BEDROOM 2**

12'4" (3.76m) x 10'10" (3.30m). Radiator. Exposed wood flooring. Feature cast iron fireplace with tiled hearth. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

### **BEDROOM 3**

8'4" (2.54m) x 7'10" (2.39m). Radiator. Exposed wood flooring. uPVC double glazed window to front aspect again offering fine outlook and views over neighbouring area, riverside, parts of Exeter and beyond.

From first floor landing, panelled door leads to:

### **SHOWER ROOM**

A refitted luxury traditional style suite comprising good size quadrant tiled shower enclosure with fitted overhead mains shower unit including separate shower attachment. Wash hand basin with traditional style mixer tap. Low level WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property is approached from the rear elevation and a driveway provides parking for one vehicle. A private car park behind the house offers off road parking for additional vehicles. From the driveway there is access to:

### **GARAGE**

16'4" (4.98m) x 8'6" (2.59m). With up and over door providing vehicle access. Recently installed insulated new roof. Power and light. Rear courtesy door provides access to garden.

To the right side of the garage is a timber gate and pathway with timber framed pagoda and maturing grape vine which leads to a side pathway with external power points and water tap in turn providing access to front door.

Directly to the front elevation is a good size garden laid to lawn and well stocked maturing shrubs, plants, bushes and trees including palms. Two patio areas. Directly to the rear elevation of the property is an attractive enclosed two tiered paved garden with external shower and water tap. Raised flower/shrub beds. Outside light. Wood store.

**TENURE**

Freehold

**DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 3<sup>rd</sup> exit left into Okehampton Street which then connects to Okehampton Road. At the traffic light/crossroad junction turn right into Exwick Road and continue along. At the second set of traffic light turn left into Fairhazel Drive and almost at the top of this road you will see an entrance on the right hand side which in turn provides access to the rear of the property.

**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.

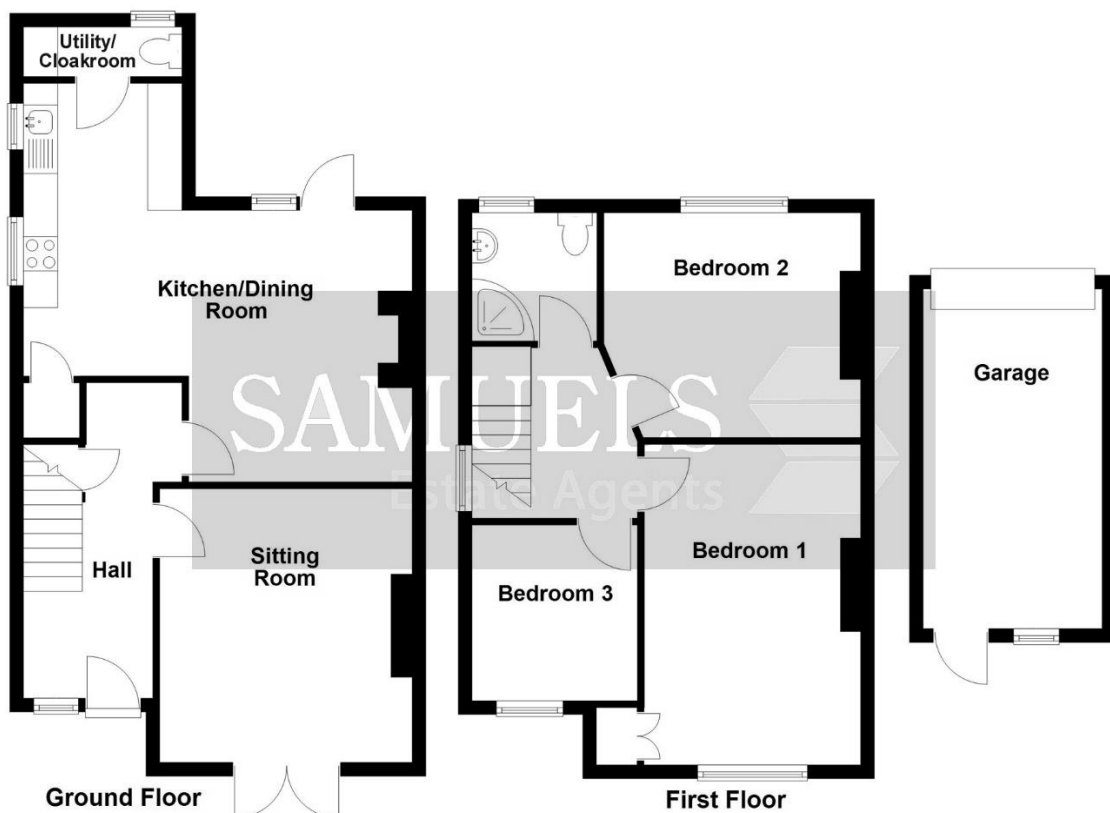
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0324/8606/AV



Total area: approx. 107.4 sq. metres (1155.8 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		