



**21 SEABROOK AVENUE  
COUNTRESS WEAR  
EXETER  
EX2 7DW**



**£325,000 FREEHOLD**



**A spacious end terraced family home with private driveway, garage and good size enclosed rear garden situated within this popular residential location providing good access to local amenities, Topsham and Exeter city centre. Three double bedrooms. Modern first floor shower room with separate cloakroom. Reception hall. Large open plan lounge/dining room. Kitchen. Utility incorporating cloakroom. Gas central heating. uPVC double glazing. Great scope extension works (subject to necessary consents). A great family home. Viewing highly recommended.**

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

uPVC double glazed front door leads to:

### **ENTRANCE PORCH**

Obscure uPVC double glazed window to side aspect. Further uPVC double glazed door leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Stairs rising to first floor. Smoke alarm. Understair storage cupboard housing electric meter, consumer unit and gas meter. Glass panelled door leads to:

### **KITCHEN**

10'2" (3.10m) x 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for dishwasher. Space for upright fridge freezer. Heated ladder towel rail. uPVC double glazed window to rear aspect with outlook over rear garden. Feature archway opens to:

### **LOUNGE/DINING ROOM**

26'4" (8.03m) maximum into bay x 13'4" (4.06m) maximum reducing to 9'10" (3.0m) dining room end. A light and spacious room. Laminate wood effect flooring. Two radiators. Fireplace recess with raised hearth, wood burning stove and wood mantel over. uPVC double glazed window to front aspect. uPVC double glazed bay window with double opening uPVC double glazed doors providing access and outlook to rear garden.

From kitchen, uPVC double glazed stable style door provides access to:

### **UTILITY**

16'0" (4.88m) maximum x 4'10" (1.47m). Fitted with a range of matching base units with granite effect roll edge work surfaces. Fitted shelving. Radiator. Plumbing and space for washing machine. Further appliance space. Tiled flooring. Two uPVC double glazed windows to side aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden. Door to:

### **CLOAKROOM**

Low level WC.

### **FIRST FLOOR LANDING**

Access to roof space. Linen cupboard with fitted shelving. Door to:

### **BEDROOM 1**

13'4" (4.06m) into recess x 12'8" (3.86m). Radiator. Wardrobe recess with hanging rail and fitted shelf. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

13'6" (4.11m) x 9'0" (2.74m). Radiator. Cupboard/wardrobe with hanging rail and fitted shelving also housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

11'2" (3.40m) x 9'10" (3.0m) maximum. Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

### **SHOWER ROOM**

A refitted modern matching white suite comprising good size shower enclosure with fitted mains shower unit. Wash hand basin with mixer tap. Radiator. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **SEPARATE CLOAKROOM**

Comprising low level WC with concealed cistern. Tiled floor. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property is approached via a pillared entrance leading to a private driveway providing parking for approximately two vehicles dependant on size which leads to:

### **GARAGE**

17'4" (5.28m) x 8'6" (2.59m). With power and light. Eaves storage space. Up and over door providing vehicle access.

The front garden is mostly laid to decorative stone chippings for ease of maintenance with inset maturing shrubs. Additional pillared entrance with pathway leading to the front door.

Between the garage and property is an arched covered pathway with light. uPVC door provides access to the rear garden, which is a particular feature of the property, consisting of an extensive raised patio with external power points, water tap and lighting. Timber shed. Brick built storage shed with electric. Further concrete patio. Attractive Cotswold stone effect retaining wall with two steps that lead to a timber gate leading to an area of lawned garden and an additional area laid for vegetable/soft fruit growing. Greenhouse. Enclosed to all sides.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central 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 ()

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and continue straight over again into Topsham Road. Proceed down, passing the golf and country club, and take the 2<sup>nd</sup> right into Higher Wear Road then immediately 1<sup>st</sup> left and continue down taking the next right into Seabrook Avenue where the property in question 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 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.

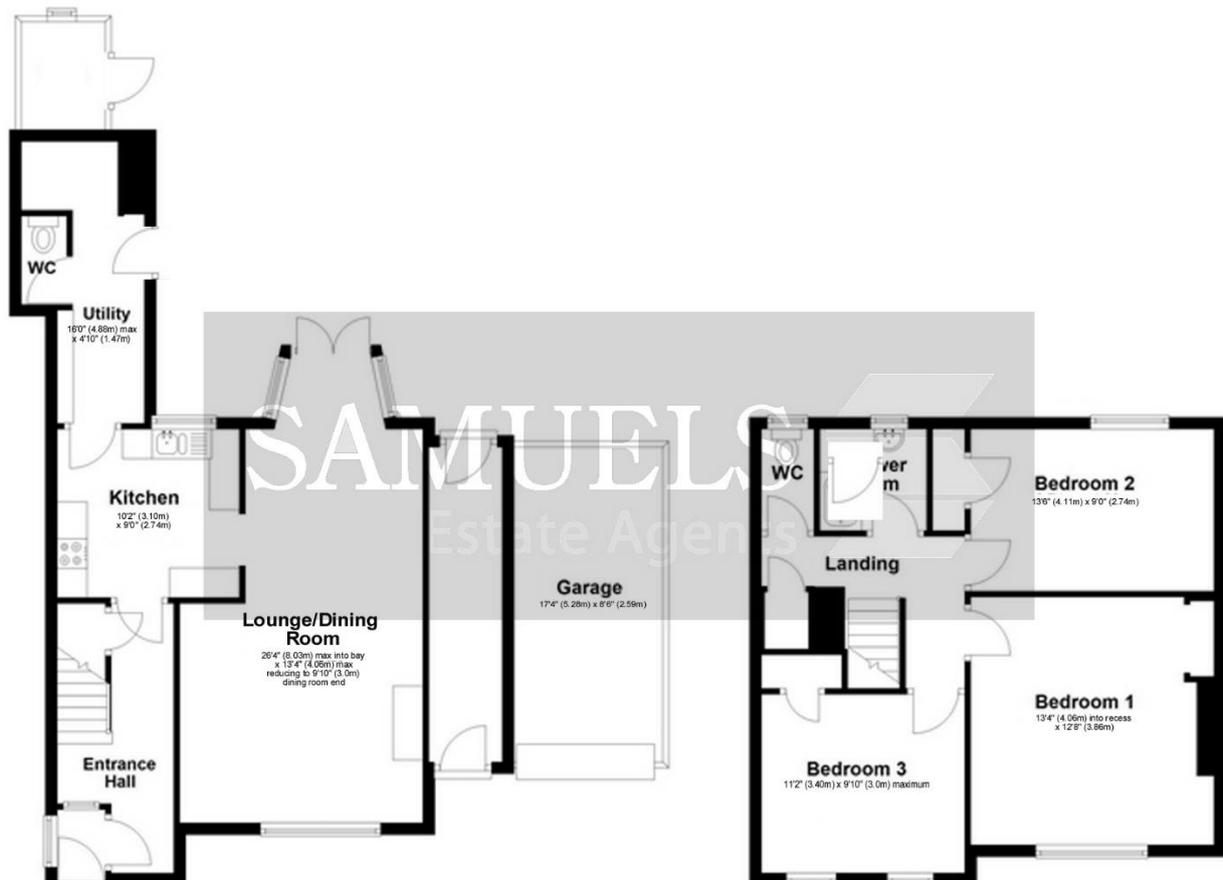
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0226/9140/AV



Total area: approx. 115.4 sq. metres (1241.7 sq. feet)  
Floor plan for illustration purposes only – not to scale



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