



**55 KING ARTHURS ROAD
EXETER
DEVON
EX4 9BG**



£280,000 FREEHOLD



A spacious and well maintained mid terraced family home occupying a highly convenient position providing good access to local amenities and Exeter city centre. Three bedrooms. First floor bathroom with separate cloakroom. Enclosed entrance porch. Reception hall. Light and spacious sitting room. uPVC double glazed conservatory. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Delightful enclosed lawned rear garden enjoying a south westerly aspect. A great family home. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Large double glazed sliding door, with matching side panel, leads to:

ENCLOSED ENTRANCE PORCH

Tiled floor. Courtesy light. Power points. Part obscure uPVC double glazed leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Additional obscure uPVC double glazed door providing access to entrance porch. Obscure glass panelled internal door leads to:

SITTING ROOM

21'0" (6.40m) x 10'8" (3.25m). A well proportioned light and spacious room. Radiator. Brick/stone effect fireplace with raised hearth, fitted gas fire and wood mantel over. Telephone point. Television aerial point. Two wall light points. Smoke alarm. uPVC double glazed window to front aspect. Obscure glass panelled door leads to kitchen/breakfast room. Double glazed sliding patio door provides access to:

CONSERVATORY

10'0" (3.05m) x 7'6" (2.29m). With power and light. Telephone point. Radiator. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

KITCHEN/BREAKFAST ROOM

16'8" (5.08m) maximum x 9'2" (2.79m) maximum reducing to 6'2" (1.88m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces. Space for electric/gas cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Upright larder cupboard. Radiator. Space for table and chairs. Single drainer sink unit with mixer tap. Deep understair storage cupboard housing electric consumer unit. Sliding door provides access to reception hall. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. Storage cupboard housing boiler serving central heating and hot water supply. Door to:

BEDROOM 1

10'10" (3.30m) x 10'8" (3.25m). Radiator. Built in wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'8" (3.86m) x 10'0" (3.05m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'10" (3.30m) x 6'2" (1.88m). Radiator. Built in wardrobe with fitted shelving. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with tiled splashback and fitted electric shower unit. Wash hand basin with tiled splashback. Radiator. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

SEPARATE CLOAKROOM

WC. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid lawn. Pillared entrance. Pathway and steps lead to the front door. The rear garden is a particular feature of the property enjoying a south westerly aspect whilst consisting of a paved patio with outside light, water tap and external power point. Neat retaining wall with dividing steps and pathway leading to shaped area of lawn. Various maturing shrubs, plants and trees. Dividing pathway leads to the top end of the garden with good size:

TIMBER SHED/WORKSHOP

11'8" (3.56m) x 7'6" (2.29m). With power and light.

The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

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 B (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit right onto Prince Charles Road and continue along. At the next roundabout take the 1st exit left onto Calthorpe Road which then connects to Beacon Lane and continue along to the next roundabout taking the 1st exit left into King Arthurs Road, continue along and the property in question will be found approximately half way up on the left 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.

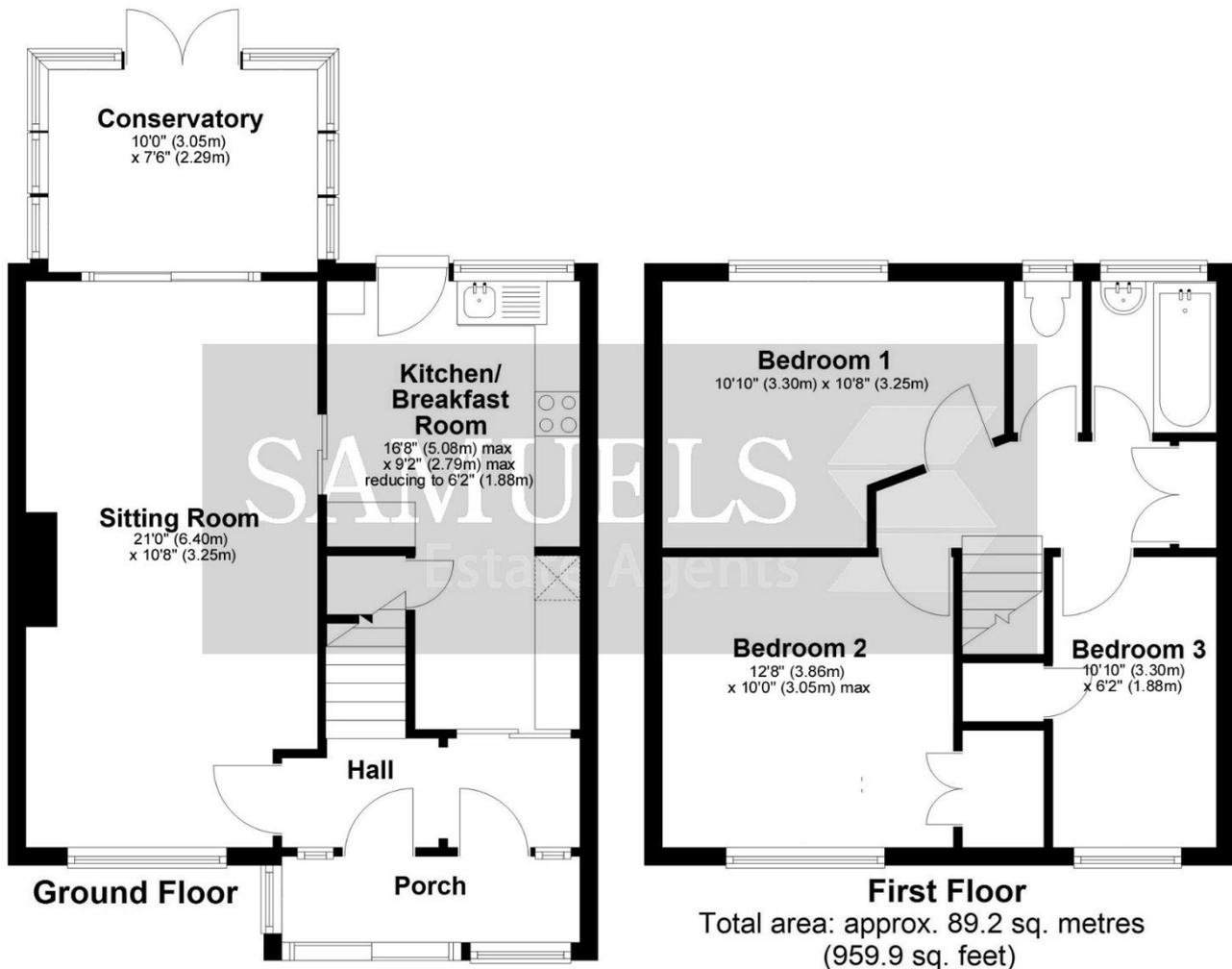
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0326/9153/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		