

PROOF COPY

**43 GRECIAN WAY
BROADMEADOW
EXETER
EX2 5PF**



GUIDE PRICE £300,000 FREEHOLD



An opportunity to acquire a well proportioned semi detached family home requiring modernisation. Occupying a highly desirable residential location convenient to local amenities, popular schools and major link roads. Three bedrooms. First floor bathroom. Reception hall. Ground floor cloakroom. Sitting room. Dining room. Kitchen. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure glass panelled door leads to:

RECEPTION HALL

Radiator. Telephone point. Stairs rising to first floor. Smoke alarm. Electric consumer unit. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

13'4" (4.06m) x 12'4" (3.76m) maximum. Radiator. Television aerial point. Understair storage cupboard. Radiator. uPVC double glazed window to front aspect. Feature archway opens to:

DINING ROOM

11'0" (3.35m) x 7'8" (2.30m). Radiator. Double glazed sliding patio door providing access and outlook to rear garden. Feature archway opens to:

KITCHEN

11'0" (3.35m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Two upright storage cupboards. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

13'6" (4.11m) x 9'0" (2.74m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 8'10" (2.69m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) maximum into door recess reducing to 7'0" (2.13m) x 6'6" (1.98m). Radiator. Built in storage cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

6'6" (1.98m) x 6'2" (1.88m). Comprising panelled bath with mixer tap, shower attachment and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Medicine cabinet with fitted mirror. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of lawned garden with hedgerow. Pathway leads to the front door. A private driveway provides parking for vehicle in turn providing access to:

SINGLE GARAGE

17'8" (5.38m) x 8'0" (2.44m). Up and over door providing vehicle access. Pitched roof. Rear courtesy door provides access to the rear garden.

The rear garden is enclosed to all sides and consists of a paved patio and shrub beds leading to an area of lawn.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Vodafone voice & data limited, Three voice and data likely, O2 voice likely & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down, passing the parade of shops and petrol filling station, and at the next set of traffic lights proceed straight ahead down into East Wonford Hill. At the traffic light junction turn right into Rifford Road then immediately 1st left into Quarry Lane. Continue to the top of this road, passing St Peter's School, this road then connects to Grecian Way where the property in question will be found 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 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.

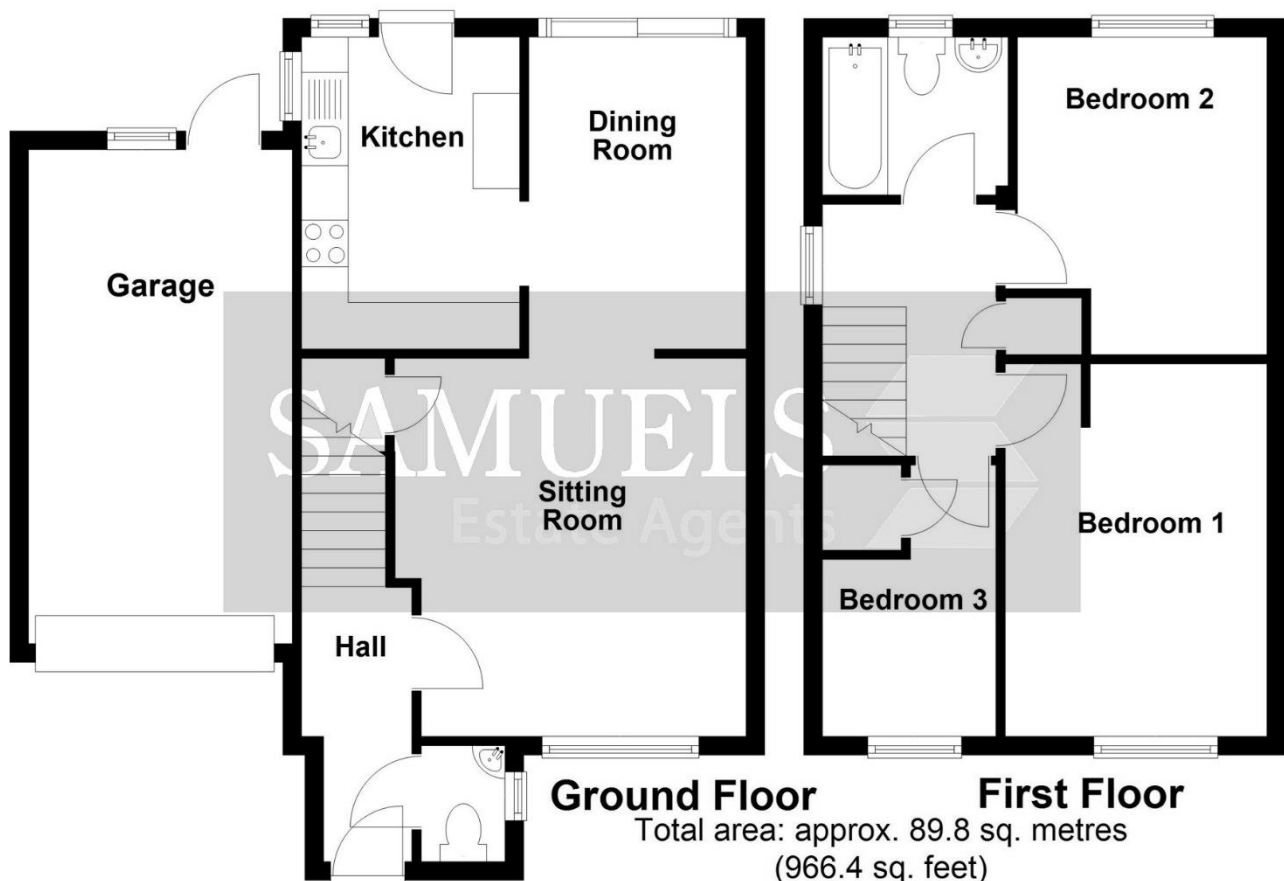
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1224/8824/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		