

**9 EXWICK ROAD
EXWICK
EXETER
EX4 2BZ**

PROOF COPY



£295,000 FREEHOLD



A beautifully presented much improved and extended bay fronted mid terraced house occupying a highly convenient position close to local amenities, riverside walks, St Davids mainline railway station and Exeter city centre. Two double bedrooms. First floor refitted modern shower room. Reception hall. Sitting room. Fabulous open plan modern kitchen/dining/family room. Attractive enclosed paved rear garden. Gas central heating/underfloor heating. uPVC double glazing. A must see property. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Porcelain tiled flooring with underfloor heating. Feature vertical radiator. Stairs, with oak wood banister and toughened glass, rising to first floor. Understair storage cupboard. Deep pull out drawer. Smoke alarm. Upright storage cupboard housing electric meter and consumer unit. Oak wood door to:

SITTING ROOM

13'6" (4.11m) into bay x 11'2" (3.40m). A characterful room. Radiator. Decorative tiled fireplace with inset grate, decorative tiling, fire surround and mantel over. Two wall light points. Picture rail. Ceiling rose. uPVC double glazed bay window to front aspect.

From sitting room, doorway opens to:

KITCHEN/DINING ROOM/FAMILY ROOM

19'8" (5.99m) x 17'2" (5.23m) maximum. A fabulous light and spacious extended room.

Kitchen area – a quality modern kitchen fitted with an extensive range of matching grey gloss fronted drawer and eye level cupboards with concealed LED lighting. Central island with slab tech worktop incorporating breakfast bar, Neff induction hob and integrated wine cooler. 1½ bowl sink unit, with modern style mixer tap. Single drainer set within slab tech work surface with matching splashback and modern style mixer tap. Fitted Neff double oven/grill. Integrated AEG dishwasher. Fitted double width fridge freezer with plumbing for ice machine (included in sale). Pull out upright larder cupboard and adjoining storage cupboard. Plumbing and space for washing machine. Feature vertical radiator. Porcelain tiled flooring with underfloor heating. Inset LED spotlights to ceiling. Open plan to:

Dining/family area – porcelain tiled flooring with underfloor heating. Radiator. Inset LED lighting to ceiling. uPVC roof lantern with fitted blind. Upright storage cupboard, with double plug socket, housing boiler serving central heating and hot water supply. Double glaze bi-folding doors, with fitted blinds, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space with electric light. Smoke alarm. Oak wood door leads to:

BEDROOM 1

14'10" (4.52m) into recess excluding wardrobe space x 13'4" (4.06m) into bay. A light and spacious room. Built in double wardrobe. Radiator. Cast iron fireplace. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. uPVC double glazed bay window to front aspect with outlook over neighbouring and beyond.

From first floor landing, oak wood door leads to:

BEDROOM 2

12'0" (3.66m) x 9'5" (2.87m) maximum. Feature cast iron fireplace. Radiator. uPVC double glazed window to rear aspect with outlook over rear courtyard garden.

From first floor landing, oak wood door leads to:

SHOWER ROOM

8'4" (2.54m) x 7'0" (2.13m). A luxury refitted spacious shower comprising double width tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Fitted storage cupboards. Dual fuel heated ladder towel rail. Tiled walls surround. Extractor fan. Inset LED spotlights to ceiling. Frosted uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a neat raised area of garden laid to artificial turf for ease of maintenance. Decorative paving. Steps and paved pathway leads to the front door with courtesy light. The rear courtyard garden consists of an attractive sandstone paved patio with outside double power point and lighting. Fixed awning. Enclosed to all sides whilst a rear gate provides pedestrian access.

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 over Exe Bridge take the 3rd exit left into Okehampton Street which then connects to Okehampton Road continue to the traffic light junction and turn right into Exwick Road. The property in question will be found a short way along 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/0925/9043/AV



**AWAITING
FLOOR PLAN**



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