



**29 RESOLUTION ROAD  
THE FAIRWAYS  
EXETER  
EX2 7FG**



**£325,000 FREEHOLD**



A modern link detached family home built by the national developer Charles Church. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Spacious open plan lounge/dining room. Ground floor cloakroom. Modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Delightful enclosed lawned rear garden. Private block paved driveway. Good size adjoining single garage. Quiet cul-de-sac position. Highly desirable residential location. Convenient to local amenities including train service and major link roads. No chain. Viewing highly recommended.

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

Canopy entrance with courtesy light. Front door with inset obscure double glazed glass panel leads to:

### **RECEPTION HALL**

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

### **CLOAKROOM**

A modern matching white suite. Low level WC. Wash hand basin with tiled splashback. Tiled floor. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

11'10" (3.61m) x 9'0" (2.74m). A modern kitchen comprising a range of matching base, drawer and eye level units with wood effect roll edge work surfaces and matching splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Space for table and chairs. Radiator. Tiled floor. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

15'8" (4.78m) maximum x 14'5" (4.39m). A spacious light and airy room with two radiators. Television aerial point. Telephone point. Deep understair storage cupboard. uPVC double glazed double opening doors, with matching side panels, providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Radiator. Access to roof space. Airing cupboard, with fitted shelf, housing hot water cylinder. Door to:

### **BEDROOM 1**

11'5" (3.48m) maximum reducing to 9'8" (2.95m) x 11'0" (3.35m). Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising double width tiled shower cubicle with fitted shower unit. Wash hand basin with tiled splashback. Low level WC. Radiator. Shaver point. Inset halogen spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'2" (3.10) x 8'0" (2.44m). Radiator. Television aerial point. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

9'2" (2.79m) maximum reducing to 6'8" (2.03m) x 7'2" (2.18m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with tiled splashback. Low level WC. Wash hand basin with tiled splashback. Shaver point. Radiator. Extractor fan. Inset halogen spotlights to ceiling.

### **OUTSIDE**

To the front of the property is a good size area of garden laid to decorative chipped slate for ease of maintenance. This particular area offers scope for additional parking, if required, subject to necessary consents. To the left side elevation is a private driveway providing parking for one vehicle in turn providing access to:

### **GOOD SIZE SINGLE GARAGE**

18'4" (5.59m) x 10'2" (3.10). Power and light. Pitched roof providing additional storage space. Roller up and over door providing vehicle access. Rear courtesy door provides access to the rear garden.

The rear garden is a particular feature of the property consisting of a good size paved patio with outside light. Neat shaped area of level lawn. Surrounding shrub borders well stocked with a variety of maturing shrubs, plants and trees. To the right side elevation of the property is a further area of garden laid to decorative stone chippings for ease of maintenance which could provide a useful storage area. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

**DIRECTIONS**

From M5 (J30) take the A379 bypass and continue along passing Sandy Park (Exeter Chiefs' rugby ground) and continue straight ahead. At the traffic light junction turn left into Newcourt Way and at the mini roundabout proceed straight ahead down into The Fairways development. Take the 2<sup>nd</sup> left into Resolution Road and proceed along taking the 2<sup>nd</sup> turning on the right hand side where the property in question will be found.

**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 investigations 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 investigate 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.

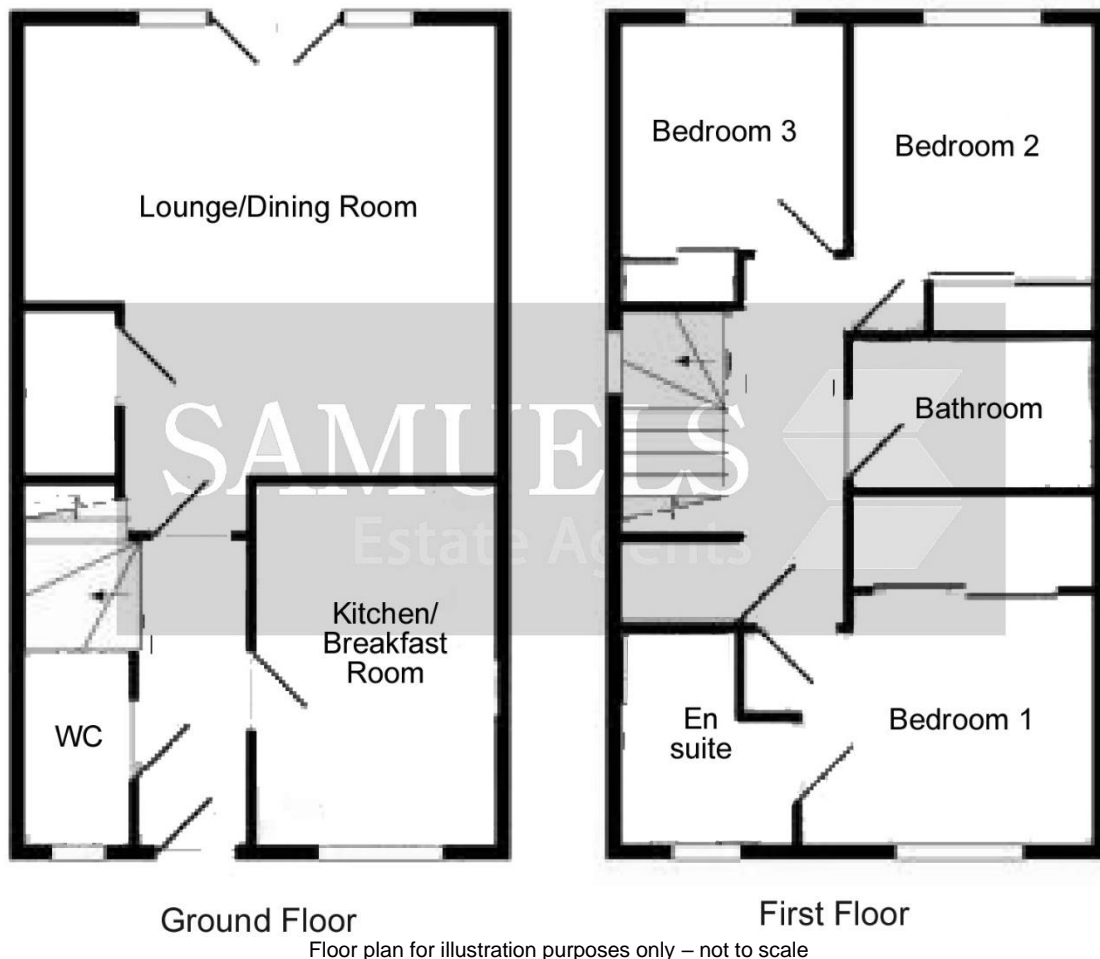
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0123/8341AV







Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		