

**452 TOPSHAM ROAD  
COUNTRESS WEAR  
EXETER  
EX2 7AL**



**£340,000 FREEHOLD**



A well presented and spacious mid terraced family home occupying a highly convenient position providing good access to local amenities, Exeter city centre, Topsham and major link roads. Three good size bedrooms. First floor shower/wet room. Reception hall. Sitting room. Separate dining room. Kitchen. Conservatory/sun lounge with utility cupboard and separate cloakroom. Large roof space offering great scope for conversion if desired (subject to the necessary consents). Fabulous good size rear garden enjoying south westerly aspect. Gas central heating. Double glazing. Popular residential location. No chain. Viewing highly recommended.

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

Attractive uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Tiled floor. Courtesy light. uPVC double glazed window to front aspect. Part obscure glazed internal door leads to:

### **RECEPTION HALL**

Radiator. Telephone point. Stairs rising to first floor. Smoke alarm. Obscure double glazed window to front aspect. Obscure paned door leads to:

### **SITTING ROOM**

14'6" (4.42m) into recess x 11'4" (3.45m). A well proportioned room. Attractive fireplace with raised hearth, inset living flame effect gas fire, fire surround and mantel over. Radiator. uPVC double glazed window to front aspect. Large square opening to:

### **DINING ROOM**

10'2" (3.10m) x 9'0" (2.74m). Doorway to kitchen. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, glass panelled door leads to:

### **KITCHEN**

11'8" (3.56m) maximum reducing to 8'4" (2.54m) x 10'0" (3.05m). 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. Space for electric/gas cooker. Space for fridge. Radiator. Deep larder cupboard with fitted shelving. Doorway to:

### **DINING ROOM**

Double glazed window to rear aspect. Part double glazed door provides access to:

### **CONSERVATORY/SUN LOUNGE**

11'8" (3.56m) x 10'0" (3.05m). A great room to provide a number of uses. Power and light. uPVC double glazed window to side aspect with outlook over rear garden. uPVC double glazed sliding patio doors providing access and outlook to rear garden. uPVC double glazed door provides access to side elevation. Door to:

### **UTILITY CUPBOARD**

Plumbing and space for washing machine. Fitted shelving.

From conservatory/sun lounge, door to:

### **CLOAKROOM**

Comprising low level WC. Wash hand basin.

### **FIRST FLOOR LANDING**

Storage cupboard housing boiler serving central heating and hot water supply. Smoke alarm. Access, via pull down aluminium ladder to:

### **ROOF SPACE**

Insulated and part boarded roof space with electric light. This particular roof space offers great scope for conversion if desired (subject to the necessary consents)

From first floor landing, door to:

### **BEDROOM 1**

14'5" (4.39m) into recess x 10'2" (3.10m). Radiator. Built in cupboard/wardrobe with fitted shelving. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'6" (3.51m) maximum reducing to 10'2" (3.10m) x 10'4" (3.15m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.,

From first floor landing, door to:

### **BEDROOM 3**

10'0" (3.05m) maximum over raised stairwell x 7'4" (2.24m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **SHOWER/WET ROOM**

Low level WC. Wash hand basin with tiled splashback. Tiled shower area with fitted electric shower unit. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance with various maturing shrubs and plants. Steps and pathway lead to the front door. To the side elevation is a shared pathway with uPVC door providing access to conservatory/sun lounge.

The rear garden is a particular feature of the property enjoying a south westerly aspect whilst consisting of an extensive paved patio with outside light. Brick built storage shed with electric light. Timber shed. Timber trellis fence with pathway and steps that lead to a good size neat shaped area of level lawn with side shrub beds well stocked with a variety of maturing shrubs, plants and bushes. A dividing pathway leads down to the lower end of the garden with further paved patio and shrub beds including maturing Palms. The rear garden is 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 C

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to the roundabout at Countess Wear and take the 2<sup>nd</sup> exit left again onto Topsham Road. Proceed along and 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.

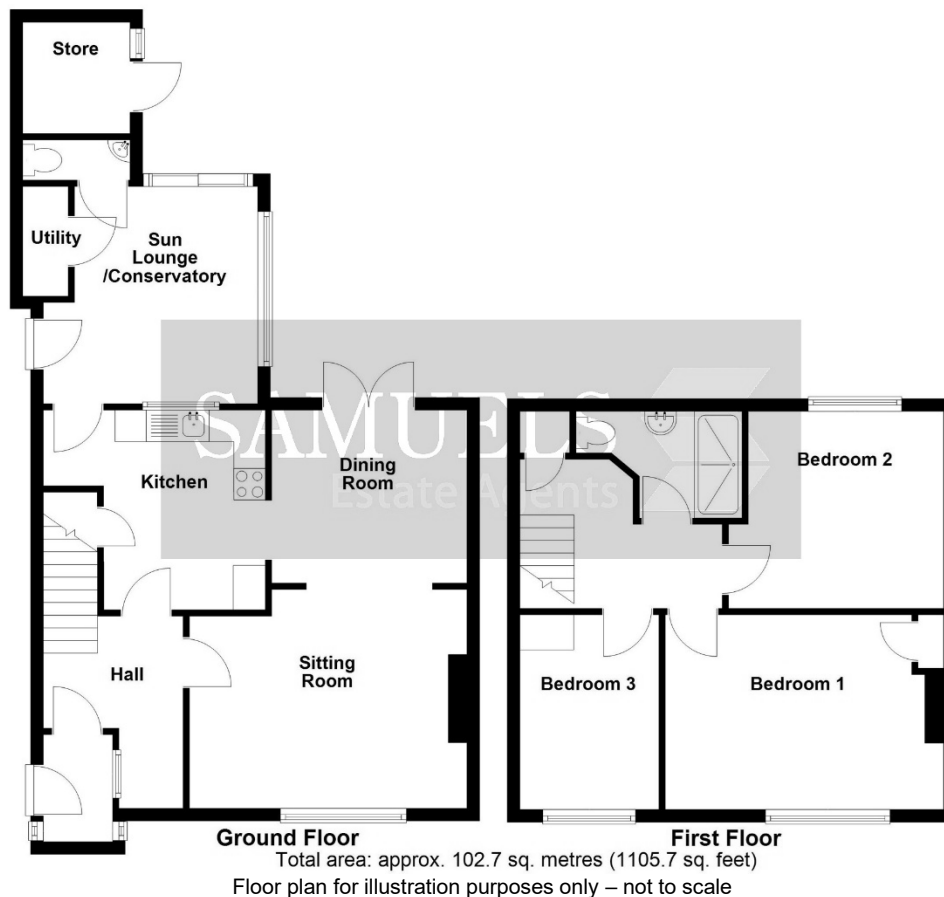
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1025/9065/AV







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