



**41 LLOYDS CRESCENT
WHIPTON
EXETER
EX1 3JQ**

PROOF COPY



£285,000 FREEHOLD



A well presented much improved and modernised family home situation in this popular residential location providing good access to local amenities and major link roads. Three bedrooms. First floor bathroom. Separate cloakroom. Entrance hall. Spacious sitting room. Well proportioned modern kitchen/dining room. Gas central heating. uPVC double glazing. Fabulous enclosed rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC front door, with matching obscure uPVC double glazed side panels, leads to:

RECEPTION HALL

Engineered oak wood flooring. Radiator. Stairs rising to first floor. Smoke alarm. Oak wood door leads to:

SITTING ROOM

17'10" (5.44m) x 11'2" (3.40m). A light and spacious room. Engineered oak wood flooring. Two radiators. Television aerial point. Telephone point. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

KITCHEN/DINING ROOM

17'10" (5.44m) maximum x 11'6" (3.51m) maximum reducing to 8'4" (2.54m) dining end. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces. Single drainer sink unit with modern style mixer tap. Space for range cooker with splashback and filter/extractor hood over. Space for double width fridge freezer. Upright larder cupboard. Plumbing and space for washing machine. Additional larder cupboard with fitted shelving. Radiator. Engineered oak wood flooring. Deep understair storage cupboard. Cloak/storage cupboard. Obscure uPVC double glazed window to front aspect. uPVC double glazed door provides access to front elevation. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

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

BEDROOM 1

11'4" (3.45m) x 11'0" (3.35m). A spacious room. Radiator. Exposed wood flooring. Deep storage cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

BEDROOM 2

12'0" (3.66m) x 8'6" (2.59m). Another good size room with exposed wood flooring. Radiator. Built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

BEDROOM 3

11'2" (3.40m) x 6'4" (1.93m). Exposed wood flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, oak wood door leads to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Wash hand basin. Tiled wall surround. Heated ladder towel rail. Airing/linen cupboard, with fitted shelving, housing combination boiler serving central heating and hot water supply. Tiled wall surround. Obscure uPVC double glazed window to rear aspect.

From first floor landing, oak wood door leads to:

SEPARATE CLOAKROOM

Comprising low level WC. Tiled wall surround. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

In front of the property is an attractive area of garden consisting of a shaped area of lawn with surrounding gravelled shrub beds and feature palm. Steps and pathway lead to front door. The rear garden is a particular feature of the property consisting of a good size paved patio part of which has a timber framed covered pergola. Raised timber dining tops. This particular area is designated and ideal for outside cooking. External lighting. Water tap. External power points. Steps and pathway lead to the middle section of garden which consists of two raised timber decked terraces part of which has a timber built seating area. Maturing palm with timer table surround. Dividing steps and pathway lead down to the lower section of garden which consists of a good size area laid to artificial turf for ease of maintenance with flower/shrub beds. Timber storage shed. The rear garden is off good size and is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

From Sidwell street roundabout take the turning into Blackboy Road. At the traffic light cross road junction proceed straight ahead into Pinhoe Road. Continue along passing the parade of shops and proceed straight ahead. Take the turning right into Hillyfield Road then first right into Lloyds Crescent and the property in question will be found a short way along 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 on 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 surveyors 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.

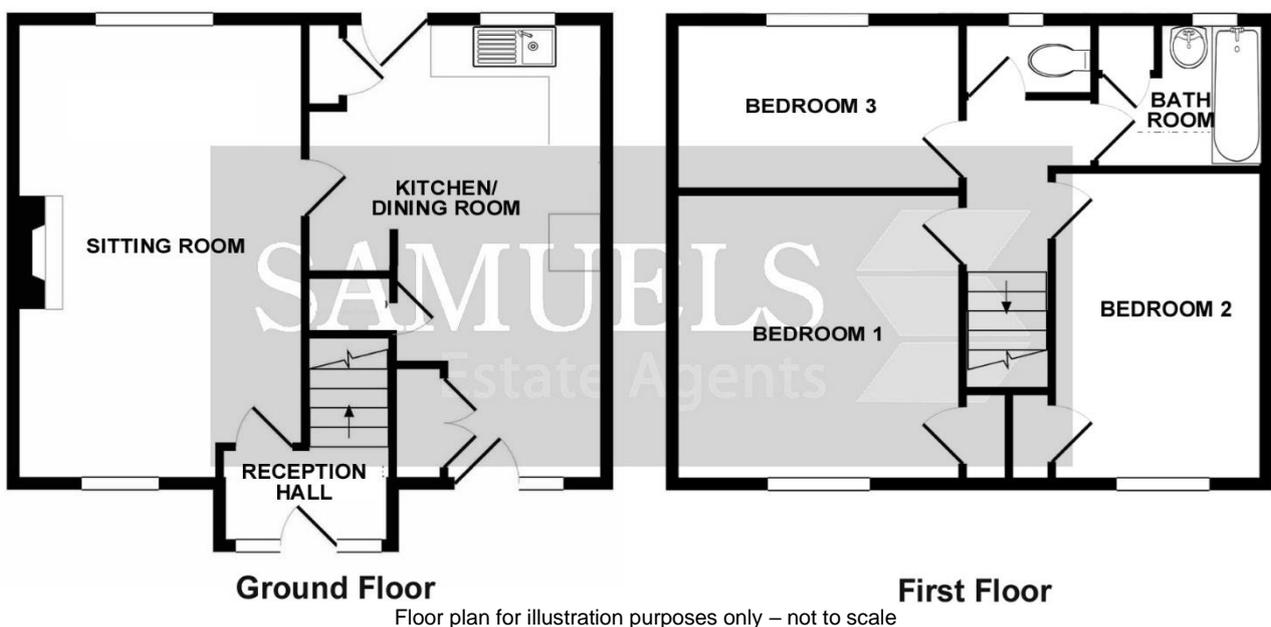
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0624/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		