



**9 BURNS AVENUE  
WONFORD  
EXETER  
EX2 6BX**

PROOF COPY



**OFFERS IN EXCESS OF £235,000 FREEHOLD**



**A beautifully presented semi detached family home occupying a level cul-de-sac position within close to proximity to local amenities, schools, Royal Devon & Exeter hospital and bus service into Exeter city centre. Two bedrooms. Refitted modern bathroom. Reception hall. Lounge/dining room. Modern kitchen. Private double width driveway providing parking for numerous vehicles. Good size enclosed easy to maintain rear garden. Gas central heating. uPVC double glazing. A great family home. Viewing highly recommended.**

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

Canopy entrance. uPVC double glazed front door leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Understair storage cupboard. Radiator. Smoke alarm. Obscure uPVC double glazed window to side aspect. Door leads to:

### **LOUNGE/DINING ROOM**

14'8" (4.47m) x 11'2" (3.40m). A light and spacious room. Laminate wood effect flooring. Contemporary modern fireplace with raised hearth and inset living flame effect electric fire. Television aerial point. Telephone point. Radiator. Inset LED spotlights to recess. uPVC double glazed window to front aspect. Door leads to:

### **KITCHEN**

9'8" (2.95m) x 8'10" (2.69m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Fitted oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted Worcester boiler serving central heating and hot water supply (installed January 2023). Tiled floor. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, door to:

### **BATHROOM**

A refitted modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Tiled floor. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Radiator. Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Door leads to:

### **BEDROOM 1**

14'4"(4.37m) maximum into wardrobe space x 11'2" (3.40m). A spacious room with range of built in wardrobes to one wall providing hanging and shelving space. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

9'8" (2.95m) x 8'10" (2.69m). Radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

### **OUTSIDE**

To the front of the property is a good size double width driveway providing comfortable parking for numerous vehicles (dependant on size). A side pathway leads to the front door. From the pathway a gate provides access to the rear garden, which is a particular of the property, consisting of an attractive block paved brick patio. Section of garden laid to artificial turf for ease of maintenance. Timber shed and aluminium sheds both with power and light. Additional timber shed. Enclosed to all sides.

### **TENURE**

**FREEHOLD**

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road take the left hand turning into Burnthouse Lane and continue along. Just after the convenience store turn left into Shakespeare Road and proceed down taking the 4<sup>th</sup> right into Burns Avenue

## 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.

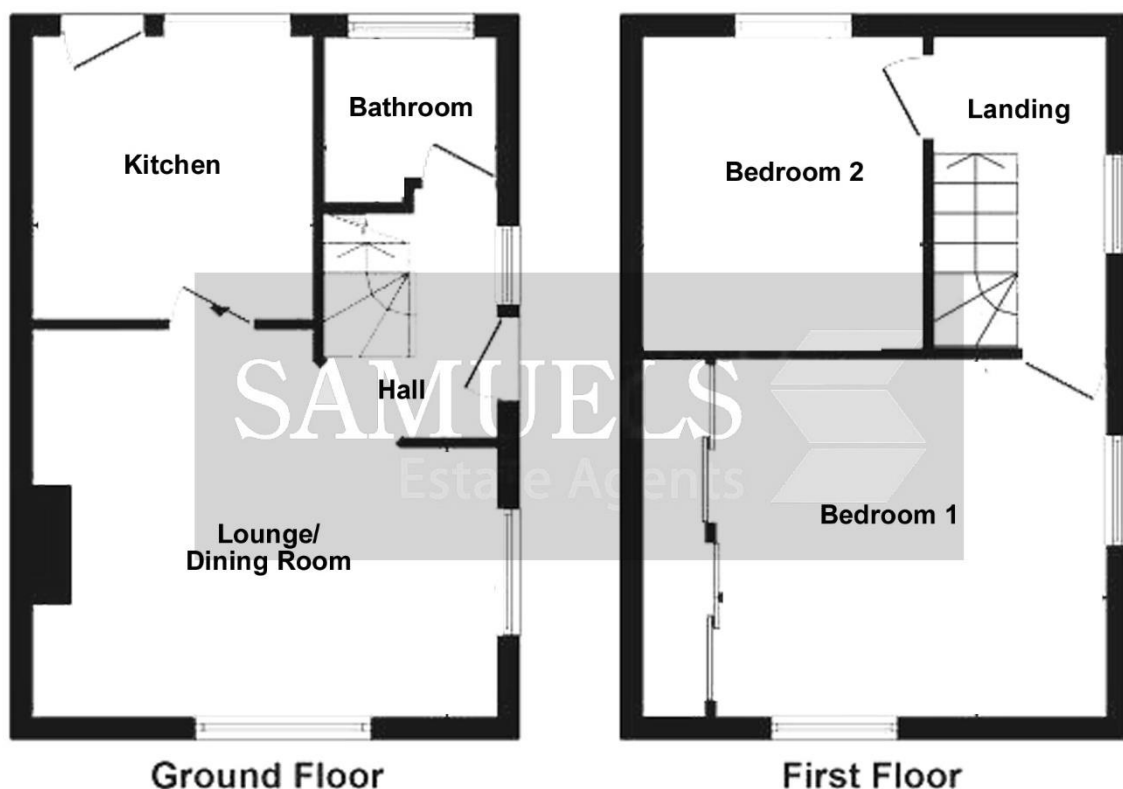
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0923/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		