



**14 WALSINGHAM ROAD
KINGS HEATH
EXETER
EX2 7RH**

PROOF COPY



OFFERS IN EXCESS OF £325,000 FREEHOLD



A stylish and well proportioned family home located within this highly sought after residential development providing good access to local amenities, popular schools, railway station and major link roads. Presented in good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Ground floor cloakroom. Sitting room. Large quality fitted uPVC double glazed conservatory. Spacious modern kitchen/dining room. Good size enclosed rear garden enjoying westerly aspect. Driveway and garage. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Tiled floor. Electric consumer unit. Radiator. Telephone point. Smoke alarm. Stairs rising to first floor. Thermostat control panel. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Radiator. Tiled floor. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

15'10" (4.83m) x 10'10" (3.30m). Two radiators. Contemporary modern fireplace with raised hearth, wood surround and mantel over. Television aerial point. uPVC double glazed window to front aspect. uPVC double glazed double opening doors, with matching full height side windows, leads to:

CONSERVATORY

18'10" (5.74m) x 9'6" (2.90m) maximum. A quality fitted spacious conservatory with dwarf wall. Pitched polycarbonate roof. Tiled floor. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall and conservatory, doors lead to:

KITCHEN/DINING ROOM

18'0" (5.49m) average measurement x 15'10" (4.83m) average measurement reducing to 8'4" (2.54m). A modern kitchen fitted with a range of matching gloss fronted base and drawer units. Marble effect work surfaces with decorative tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Space for double width fridge freezer. Plumbing and space for washing machine. Space for table and chairs. Two radiators. Understair storage cupboard. Upright larder cupboard. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed windows to both front and rear aspects.

FIRST FLOOR LANDING

Radiator. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

BEDROOM 1

16'6" (5.03m) average measurement x 9'10" (3.0m) maximum. Built in wardrobe. Radiator. Further double wardrobe (included in sale). Access to roof space. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) excluding wardrobe space x 7'6" (2.29m) excluding door recess. Radiator. Large built in double wardrobe/airing cupboard with hanging rail and also housing hot water cylinder. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

8'0" (2.44m) x 7'8" (2.30m) maximum. Radiator. Range of built in bedroom furniture consisting single wardrobe, four drawer chest of drawers and overhead storage cupboards. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

9'8" (2.95m) average measurement x 5'8" (1.73m). A modern matching white suite comprising curved panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment, glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Radiator. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a garden well stocked with a variety of maturing shrubs and plants. Dividing pathway leads to the front door with courtesy light. The rear garden is a particular feature of the property enjoying a westerly aspect whilst consisting of a good size shaped area of lawn with side shrub beds. To the top end of the garden are two paved patios and a section of garden laid to decorative stone chippings for ease of maintenance. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access in turn providing access to :

GARAGE

situated close by beneath a coach house and has additional parking space directly in front (leasehold garage - £20 per annum ground rent).

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Vodafone voice and data limited, O2 voice likely and data limited, Three voice and data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water –Low risk
Mining: No risk from mining
Council Tax: Band B (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st exit left onto Rydon Lane. Continue straight ahead, passing Pynes Hill Business park, and at the next set of traffic lights again proceed straight ahead. At the next set of traffic lights turn right into Heraldry Way, continue down taking the 2nd right into Walsingham Road, proceed down 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 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.

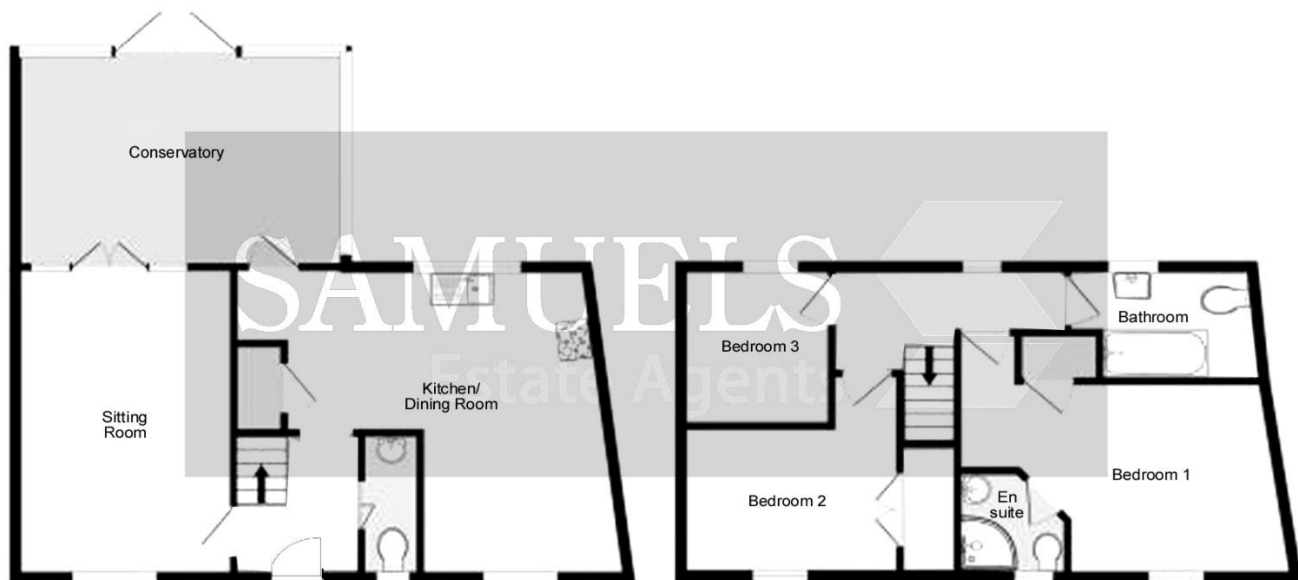
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0325/8878/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		