



**185 BRIAR CRESCENT  
EXETER  
DEVON  
EX2 6DT**



**£275,000 FREEHOLD**



**A well proportioned semi detached family home occupying a highly convenient position providing good access to local amenities, bus service into Exeter city centre and Royal Devon & Exeter hospital. Good decorative order throughout. Three bedrooms. First floor modern bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. uPVC double glazed conservatory. Good size enclosed rear garden. External utility room. Gas central heating. uPVC double glazing. A great family home. Viewing highly recommended.**

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

Canopy entrance. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

A spacious hallway with laminate wood effect flooring. Radiator. Cupboard housing electric meter, consumer unit and wall mounted boiler serving central heating and hot water supply. Stairs rising to first floor. Understair storage cupboard housing gas meter. Cloak hanging space. Thermostat control panel. Glass panelled door leads to:

### **DINING ROOM**

12'0" (3.66m) x 10'8" (3.25m). Laminate wood effect flooring. Radiator. Built in storage cupboard. Coved ceiling. Large square opening to:

### **SITTING ROOM**

11'6" (3.51m) x 11'4" (3.45m). Radiator. Fireplace recess with fitted shelving. Telephone point. Television aerial point. Coved ceiling. uPVC double glazed window to front aspect.

From dining room, uPVC double glazed double opening doors provide access to:

### **CONSERVATORY**

11'10" (3.61m) x 9'2" (2.79m). A quality fitted uPVC double glazed conservatory with dwarf wall and pitched roof. Power and light. Television aerial point. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, obscure glass panelled door leads to:

### **KITCHEN**

8'6" (2.59m) x 6'10" (2.08m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Integrated upright fridge freezer. Inset halogen spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door providing access to rear garden.

### **FIRST FLOOR LANDING**

Access, via pull down aluminium ladder, to insulated and partly boarded roof space. Smoke alarm. Obscure uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

11'10" (3.61m) x 10'4" (3.15m) maximum into wardrobe space. Range of built in wardrobes, with mirror fronted doors, to one wall providing hanging and shelving space. Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

11'2" (3.40m) x 9'8" (2.95m). Laminate wood effect flooring. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

8'2" (2.49m) x 8'2" (2.49m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

6'10" (2.08m) x 6'0" (1.83m). A refitted modern matching white suite comprising curved panelled bath with modern style mixer tap, fitted mains shower unit over including shower attachment and curved glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a raised area of garden mostly laid to decorative stone chippings for ease of maintenance with various maturing shrubs including Palms. Pathway and two steps lead down to the front door. To the right side elevation is a concrete pathway with side shrub bed with gate providing access to the rear garden. The rear garden is a particular feature of the property consisting of a good size raised paved patio. Shrub bed. Neat shaped area of lawn. Dividing pathway leads to the lower end of the garden with additional paved patio. Timber shed. Outside light and water tap. The rear garden is enclosed to all sides. Adjoining the property is an:

### **EXTERNAL UTILITY ROOM**

Plumbing and space for washing machine. Fitted roll edge work surface providing additional appliance space over. Additional adjoining storage cupboard

### **TENURE**

### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band B

**DIRECTIONS**

Proceeding out of Exeter along Topsham Road turn left into Burnthouse Lane then 5<sup>th</sup> right into Briar Crescent (just after shop on right) and the property in question will be found on the left 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.

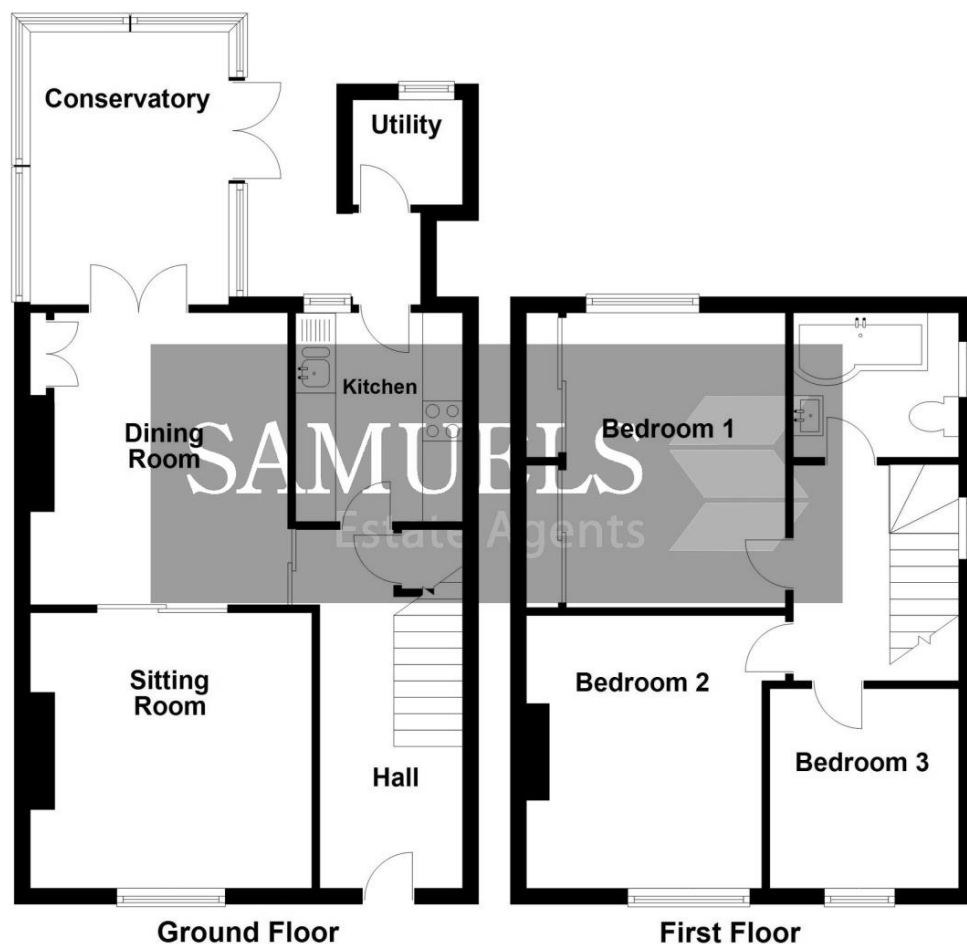
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0625/8971/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		