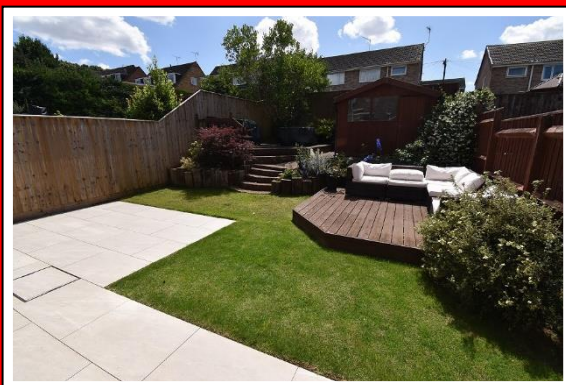




**21 WALTON ROAD  
BROADFIELDS  
EXETER  
EX2 5RE**



**£385,000 FREEHOLD**



**A fabulous much improved and extended family home offering well proportioned living accommodation whilst presented in superb decorative order throughout. Three double bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Sitting room. Light and spacious modern kitchen/dining room open plan to family room. Gas central heating. uPVC double glazing. Double width driveway. Delightful enclosed landscaped rear garden enjoying south westerly aspect. Highly sought after residential location providing good access to local amenities, popular schools and major link roads. A great family home. Viewing highly recommended.**

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

Attractive part obscure uPVC double glazed front door, with obscure uPVC double glazed side panel, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Oak wood door leads to:

### **SITTING ROOM**

13'4" (4.06m) x 12'6" (3.81m). Minster style fireplace with raised hearth, inset living flame effect gas fire and mantel over. Telephone point. Television aerial point. Radiator. Understair storage cupboard. uPVC double glazed window to front aspect.

From reception hall, oak wood door leads to:

### **KITCHEN/DINING/FAMILY ROOM**

An impressive open plan light and spacious 'L' shaped room.

Family room area – 17'8" (5.38m) x 7'8" (2.30m) maximum. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. Open plan to:

Kitchen/dining room – 25'0" (7.62m) x 10'2" (3.10m). A fabulous light and spacious room with quality modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Quartz work surfaces with matching splashback incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap set within quartz work surface. Fitted double oven/grill. Five ring gas hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Integrated washing machine. Larder cupboard. Feature vertical radiator. Ample space for table and chairs. Inset LED spotlights to ceiling. Additional feature vertical radiator. Two uPVC double glazed windows to rear aspect with inset blinds. Aluminium bi-folding doors, with inset blinds, providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Thermostat control panel. Access, via pull down ladder, to insulated and part boarded roof space with electric light. Oak wood door leads to:

### **BEDROOM 1**

13'0" (3.96m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect. Oak wood door leads to:

### **ENSUITE SHOWER ROOM**

9'10" (3.0m) x 6'4" (1.93m) maximum. A spacious modern ensuite shower room comprising good size tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboards beneath. Twin medicine cabinets with fitted mirror and inset LED lighting. Tiled wall surround. Tiled floor. Large heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

### **BEDROOM 2**

17'6" (5.33m) x 7'2" (2.18m) excluding recess. Radiator. Access to roof space. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

### **BEDROOM 3**

10'10" (3.30m) x 9'10" (3.0m) into wardrobe space. Range of built in wardrobes providing hanging and shelving space. Radiator. Airing cupboard, with fitted shelf, housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

### **BATHROOM**

6'4" (1.93m) x 5'8" (1.73m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit and folding glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Tiled floor. Tiled wall surround. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a double width driveway providing comfortable parking for two vehicles. Access to front door. The rear garden is a particular feature of the property enjoying a south westerly aspect whilst consisting of an attractive porcelain paved patio with outside lighting and water tap. Neat shaped area of lawn. Raised timber decked terrace. Raised shrub beds with dividing steps leading to an additional raised timber decked terrace. Pathway leads to good size timber storage shed with power and light. 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 can be found on the Ofcom website  
Mobile: Outdoors – Current data can be found on the Ofcom website  
Broadband: Standard & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – Very Low risk  
Mining: No risk from mining  
Council Tax: Band D (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter down Heavitree Fore Street continue down to the traffic lights and proceed straight ahead down into East Wonford Hill. At the next set of traffic lights bear left and continue onto Honiton Road, proceed along and at the next set of traffic lights bear right then take the 1st right into Broadfields Road. Proceed along taking the 3rd left into Sullivan Road then 1st right into Walton Road.

### **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.

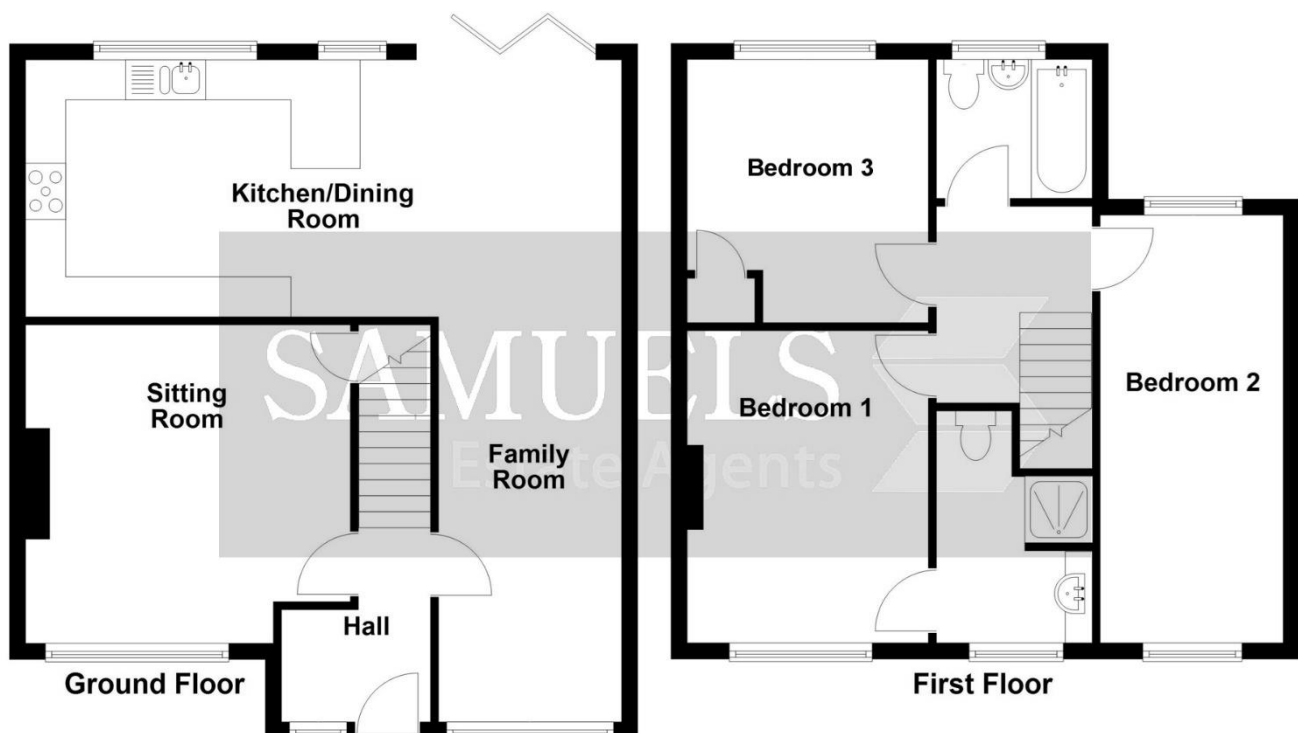
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/0725/8985/AV**



Total area: approx. 108.0 sq. metres (1162.1 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		