



**61 SALMON POOL LANE
ST LEONARDS
EXETER
EX2 4SP**



£450,000 FREEHOLD



An opportunity to acquire a well proportioned semi detached family home situated within this highly sought after residential location providing great access to local amenities, Royal Devon & Exeter hospital, riverside walks and Exeter city centre. Three good size bedrooms. First floor refitted modern shower room. Reception hall. Spacious sitting room. Conservatory/sun lounge. Kitchen/breakfast room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Private driveway. Garage. Well cared for and maintained lawned rear garden enjoying westerly aspect. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE VESTIBULE

uPVC double glazed window to side aspect. Part obscure uPVC double glazed door leads to:

RECEPTION HALL

Radiator. Telephone point. Stairs rising to first floor. Thermostat control panel. uPVC double glazed window to front aspect. Obscure glass panelled sliding door, with matching side panel, leads to:

SITTING ROOM

17'6" (5.33m) x 11'10" (3.61m). A well proportioned room. Tiled fireplace with tiled hearth, fitted living flame effect gas fire, wood surround and mantle over. Radiator. Television aerial point. uPVC double glazed window and door providing access to:

CONSERVATORY/SUN LOUNGE

18'8" (5.69m) x 7'10" (2.39m). A light and spacious room. Power and light. Radiator. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From sitting room, door to:

KITCHEN/BREAKFAST ROOM

12'4" (3.76m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces incorporating breakfast bar with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. Integrated fridge. Larder cupboard. Radiator. uPVC double glazed window to rear aspect. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard space beneath. Part tiled walls. Obscure glazed window to side aspect.

From kitchen/breakfast room, part obscure uPVC double glazed door leads to:

COVERED SIDE LOBBY

14'0" (4.27m) x 3'6" (1.07m). Power and light. Part Obscure uPVC double glazed door provide access to both front and rear elevations. Part obscure glazed door leads to:

GARAGE

14'0" (4.27m) x 8'2" (2.49m). Single drainer sink unit with cupboard space beneath. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Part obscure uPVC double glazed sliding door, with matching side panel, provides access to front elevation.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Additional storage cupboard with fitted shelf. Door to:

BEDROOM 1

14'4" (4.37m) x 8'10" (2.69m) excluding wardrobe recess. Radiator. Built in wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 8'2" (2.49m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

13'8" (4.17m) x 7'8" (2.30m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

SHOWER ROOM

A refitted modern matching white suite comprising good size tiled shower enclosure incorporating drying area, fitted mains shower unit and toughened glass surround. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboards beneath. Tiled wall surround. Extractor fan. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an attractive brick paved private driveway providing parking and access to front door. The front garden is mostly laid to paving with surrounding flower/shrub beds well stocked with a variety of maturing shrubs, plants and flowers. To the left side elevation is a part obscure uPVC double glazed door leading to the covered side lobby with additional door providing access to the rear garden, which is a particular feature of the property, enjoying a westerly aspect whilst consists of a paved patio with water tap. Fish pond with surrounding rockery. Neat section of level lawn. Attractive circular shaped patio with decorative stone chipping surround. Side flower/shrub beds well stocked with a variety of maturing shrubs, plants and flowers. Dividing pathway leads to the lower end of the garden with additional paved patio and timber shed. The rear garden is enclosed to all sides.

TENURE FREEHOLD

AGENTS NOTE

We have been advised by our client that there is perpetual ground rent of £10 per year paid in two instalments (January and July).

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice & data limited, O2 voice likely & 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 D (Exeter)

DIRECTIONS

Proceeding out of Exeter down Holloway Street which connects to Topsham Road proceed along passing County Hall and just before the next set of traffic lights turn right into Salmon Pool Lane. 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.

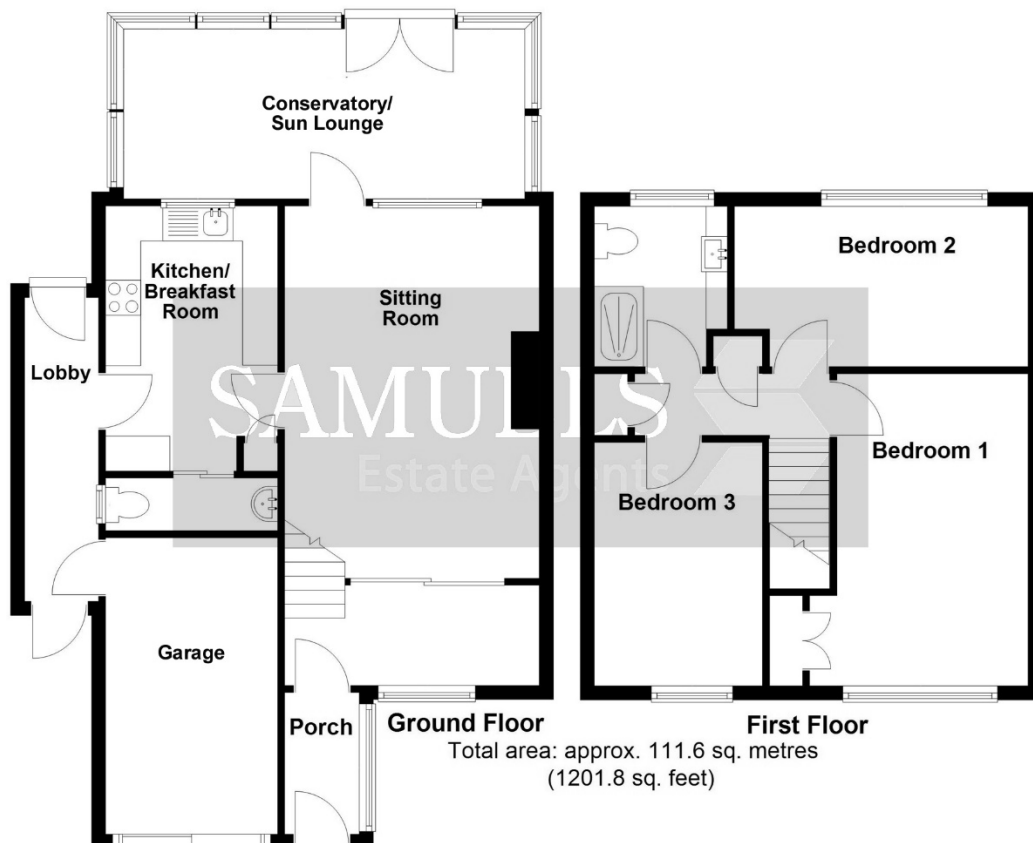
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0625/8961/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		