



**13 FOX ROAD
EXETER
DEVON
EX4 8NB**



GUIDE PRICE £350,000 FREEHOLD



An opportunity to acquire a much improved and extended semi detached family home occupying a highly convenient position providing good access to local amenities, schools and Exeter city centre. Well proportioned living accommodation comprising three bedrooms. Converted attic room. First floor bathroom with separate cloakroom. Reception hall. Sitting room/family room. Spacious lounge/dining room. Extended kitchen. Private driveway. Car port. Delightful enclosed rear garden enjoying a high degree of privacy. Garden/studio room. Fine outlook and views over neighbouring area, parts of Exeter and beyond. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive lead effect glass panelled door leads to:

ENTRANCE VESTIBULE

Tiled floor. Front door, with inset obscure glass panels, leads to:

RECEPTION HALL

Engineered oak wood flooring. Radiator. Understair storage cupboard. Stairs rising to first floor. Cloak hanging space. Door to:

SITTING ROOM/FAMILY ROOM

12'6" (3.81m) x 12'5" (3.78m) into recess. Radiator. Telephone point. Two wall light points. uPVC double glazed window to front aspect with outlook over front garden. Door to:

LOUNGE/DINING ROOM

19'8" (5.99m) x 11'10" (3.61m) maximum reducing to 10'0" (3.05m). A well proportioned extended room. Two radiators. Telephone point. Television aerial point. Large uPVC double glazed window to rear aspect with outlook over rear garden. Door to kitchen.

From reception hall, glass panelled door leads to:

KITCHEN

19'6" (5.94m) maximum x 8'2" (2.49m) maximum reducing to 5'0" (1.52m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Larder recess. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Radiator. Engineered oak wood flooring. Two uPVC double glazed windows to side aspect. Part obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Linen/storage cupboard. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

12'4" (3.76m) maximum x 11'4" (3.45m). Range of built in wardrobes. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'4" (3.15m) excluding door recess x 9'10" (3.0m). Two built in wardrobes. Radiator. uPVC double glazed window and door to rear access.

From first floor landing, door to:

BEDROOM 3

7'2" (2.18m) x 7'2" (2.18m) maximum into wardrobe space. Range of built in wardrobes. Wash hand basin set in vanity unit with cupboard space beneath. Fitted mirror. Overhead storage cupboards. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment, fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin set in vanity unit with cupboard and drawer space beneath. Tiled floor. Heated ladder towel rail. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

SEPARATE CLOAKROOM

Low level WC. Tiled floor. Radiator. Obscure uPVC double glazed window to rear aspect.

From first floor landing, access to:

CONVERTED ATTIC ROOM

16'0" (4.88m) x 10'0" (3.05m). A useful room ideal for hobbies/games rooms. Access point to eaves/storage space. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter and countryside beyond.

OUTSIDE

To the front of the property is an area of garden well stocked with a variety of maturing shrubs, plants, flowers and trees including Palm. Double opening gates lead to an attractive brick paved private driveway in turn providing access to:

CAR PORT

With outside light. Water tap and external double power point.

A gate provides access to the rear garden consists of neat shaped area of lawn. Fish pond. Side flower/shrub beds. Attractive brick paved patio. Enclosed to all sides. uPVC double glazed door provides access to:

GARDEN STUDIO

14'6" (4.42m) x 7'4" (2.24m). With power and light. Fitted shelving and storage cupboards. Including WC with wash hand basin. uPVC double glazed window overlooks rear garden.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue along to the next roundabout taking the 3rd exit into Prince Charles Road. Continue to the very end which connects to Calthorpe Road in turn connecting to Beacon Lane, proceed down passing the parade of shops and over the mini roundabout and proceed straight ahead. Continue to the brow of the hill taking the turning left into Central Avenue then 1st left into Fox 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.

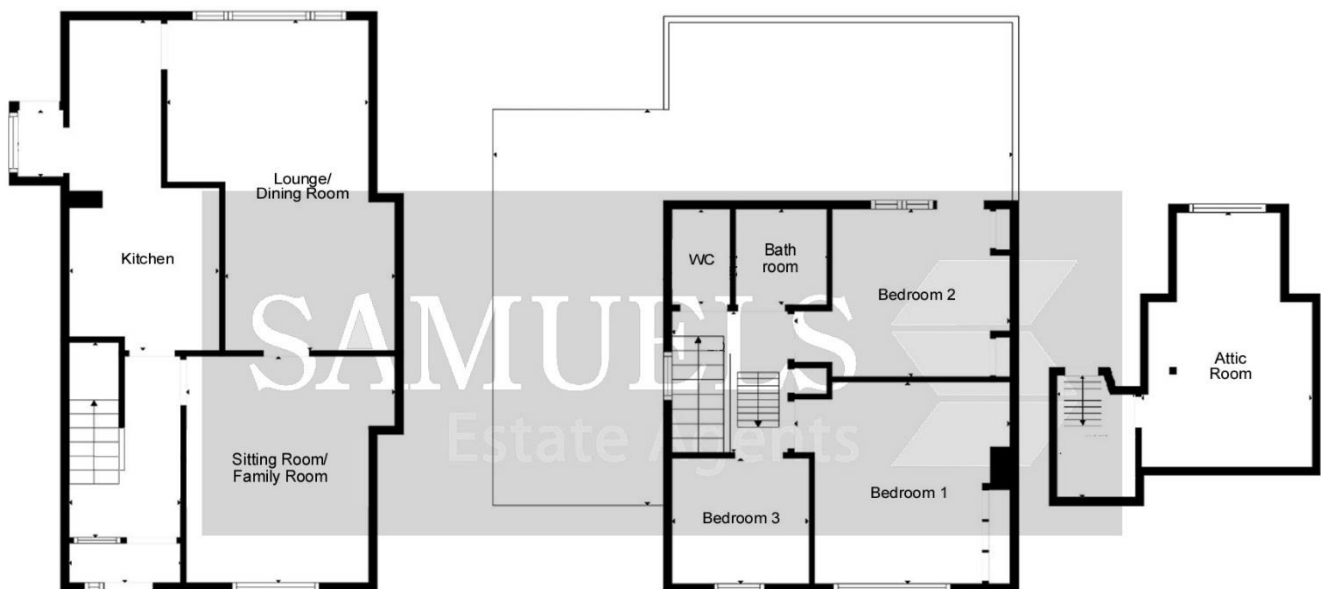
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8939/AV



GROSS INTERNAL AREA
Below Ground: 2 m2, FLOOR 2: 57 m2, FLOOR 3: 38 m2, FLOOR 4: 17 m2
EXCLUDED AREAS: PATIO: 59 m2, STORAGE: 7 m2, BALCONY: 38 m2
TOTAL: 114 m2

Floor plan for illustration purposes only – not to scale



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