



**29 OLD BAKERY CLOSE
EXWICK
EXETER
EX4 2UZ**

PROOF COPY



£250,000 FREEHOLD



A well appointed modern mid terrace house occupying a level position within this popular residential development convenient to local amenities, St Davids mainline railway station and riverside walks. Two good size bedrooms. First floor shower room. Reception hall. Ground floor cloakroom. Lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden. Two private allocated parking spaces. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Electric consumer unit. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, doorway opens to:

KITCHEN

8'4" (2.54m) x 7'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

16'2" (4.93m) x 13'6" (4.11m) maximum reducing to 10'6" (3.20m). A spacious room. Radiator. Television aerial point. Deep understair storage cupboard. uPVC double glazed window to rear aspect. Double glazed sliding patio doors provide access to:

CONSERVATORY

11'10" (3.61m) maximum x 9'6" (2.90m) maximum. uPVC double glazed conservatory with dwarf wall. Tiled floor. Electric light. uPVC double glazed windows and double opening doors provide access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Door to:

BEDROOM 1

13'8" (4.17m) maximum into wardrobe space x 9'6" (2.90m). Radiator. Built in double wardrobe with hanging rail and fitted shelf. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

13'6" (4.11m) maximum into wardrobe space x 8'6" (2.59m) excluding large door recess. Radiator. Telephone point. Deep built in cupboard/wardrobe with hanging rail and fitted shelf. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

SHOWER ROOM

Comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Radiator. shaver point. Extractor fan.

OUTSIDE

Directly in front of the property is a private parking space for one vehicle whilst close by (left hand side) vehicle access is gained to additional parking space (3rd space left hand side). The rear garden is enclosed to all sides and is mostly laid to paving.

TENURE

Freehold

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left onto Okehampton Street which then connects to Okehampton Road. At the traffic light junction turn right into Exwick Road continue along straight ahead at the 1st traffic light junction on to the 2nd set of traffic lights and turn right into New Valley Road then left into Old Bakery Close. 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.

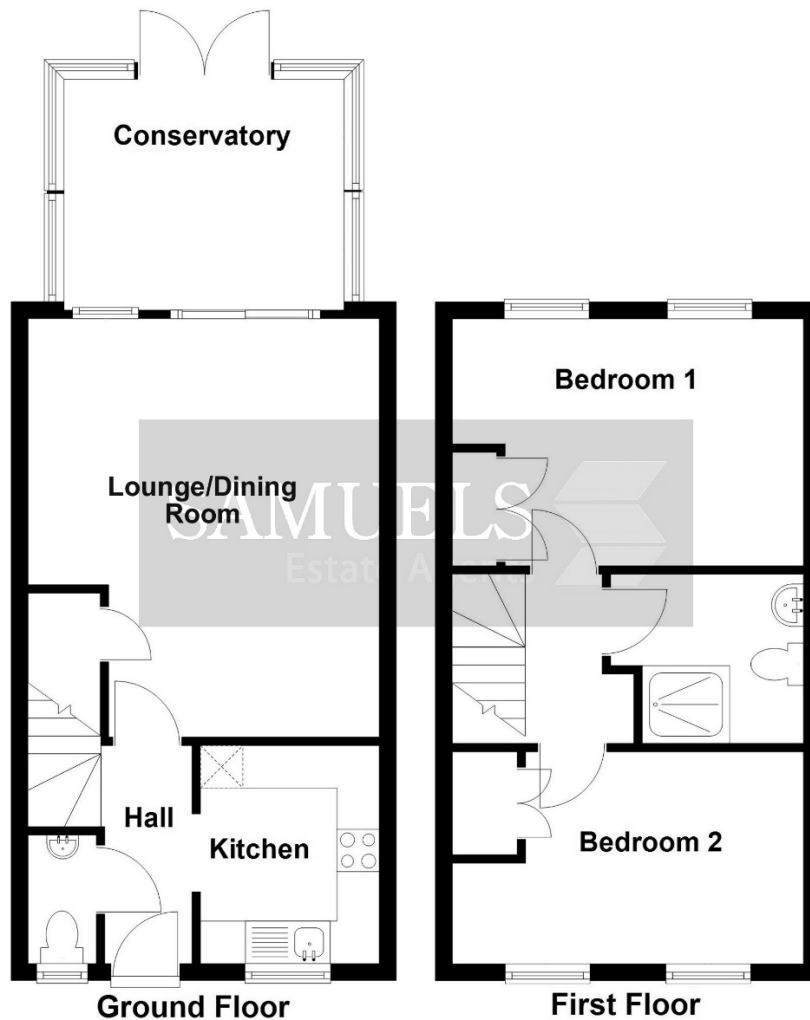
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0324/8596/AV**



Total area: approx. 72.3 sq. metres (778.7 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		