



**234 FARM HILL  
EXWICK  
EXETER  
EX4 2ND**

PROOF COPY



**£200,000 FREEHOLD**



A modern mid link house occupying a delightful pedestrainised position within close proximity to local amenities, St Davids mainline railway station and Exeter city centre. Two bedrooms. First floor bathroom. Modern kitchen. Sitting room. Spacious uPVC double glazing conservatory/dining room. uPVC double glazing. Electric heating. Enclosed easy to maintain rear garden. Share of carport and additional private parking space. Viewing recommended.

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

uPVC double glazed front door leads to:

### **ENTRANCE HALL**

Deep understair storage cupboard. Stairs rising to first floor. Opening to:

### **LOUNGE/DINING ROOM/KITCHEN**

16'0" (4.88m) maximum x 15'10" (4.83m) maximum.

Kitchen area – A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces incorporating breakfast bar with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring induction hob with glass splashback and filter/extractor hood over. Integrated washing machine. Further appliance space. uPVC double glazed window to front aspect. Open plan to:

Lounge/dining room – Dimplex electric heater. Television aerial point. uPVC double glazed door, with full matching full height side windows provide access to:

### **CONSERVATORY/DINING ROOM**

12'4" (3.76m) maximum x 9'6" (2.90m) maximum. A quality fitted uPVC double glazed conservatory with pitched polycarbonate roof. Power and light. uPVC double glazed double opening doors and windows providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Dimplex electric heater. Cupboard housing hot water tank. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond. Door to:

### **BEDROOM 1**

9'8" (2.95m) x 7'4" (2.24m). uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

9'4" (2.84m) maximum x 8'4" (2.54m) maximum. Dimplex electric wall heater. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BATHROOM**

7'4" (2.24m) maximum x 6'0" (1.83m) maximum. A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit including shower attachment and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the rear of the property is an enclosed garden laid to timber decking. Lean to storage shed with power and light. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access in turn providing access to private allocated parking space and half share of double width car port/garage.

### **TENURE**

**FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Electric heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and 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 (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 3rd exit into Okehampton Street which connects to Okehampton Road. Continue to the traffic light/crossroad junction turning right into Exwick Road and proceed to the very end which connects to St Andrews Road. At the mini roundabout take the 1st exit into Kinnerton Way and continue along taking the 1st right into Farm Hill and continue up the hill.

## **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.

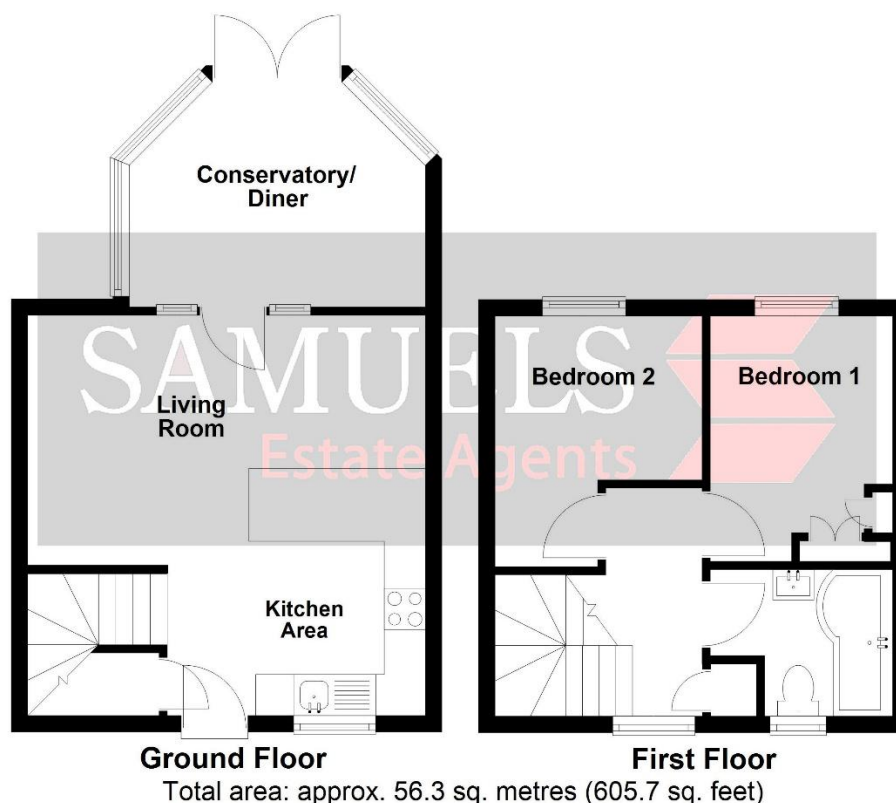
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0325/AV**



Floor plan for illustration purposes only – not to scale





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