



**16 BEACON HEATH
EXETER
DEVON
EX4 8NP**

PROOF COPY



GUIDE PRICE £300,000 - £325,000 FREEHOLD



A beautifully presented semi detached family home occupying a highly convenient position providing good access to local amenities and Exeter city centre. Three bedrooms. First floor refitted modern shower room. Entrance vestibule. Reception hall. Sitting room. Dining room. Modern kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden. Private driveway providing ample parking for numerous vehicles. Garage. Fine outlook and views over neighbouring Exhibition fields and beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Tiled floor. Cloak hanging space. uPVC double glazed windows to both front and side aspects. Further obscure uPVC double glazed door leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Dado rail. Stairs rising to first floor. Deep understair storage cupboard, with electric light, housing gas meter, electric meter and electric consumer unit. Door leads to:

SITTING ROOM

12'8" (3.86m) into bay x 11'2" (3.40m). A light and spacious room with laminate wood effect flooring. Marble effect fireplace with hearth, inset living flame effect gas fire, wood surround and mantel over. Radiator. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect with outlook over Exhibition fields and beyond. Open plan to:

DINING ROOM

11'2" (3.40m) x 10'4" (3.15m). Laminate wood effect flooring. Radiator. uPVC double glazed double opening doors providing access and outlook to rear garden. Open plan to:

KITCHEN

7'6" (2.29m) x 7'0" (2.13m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces. Fitted oven. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Upright storage cupboard. uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

13'0" (3.96m) x 10'6" (3.20m) into wardrobe space. Radiator. Range of built in bedroom furniture to one wall consisting two double wardrobes. Overhead storage cupboards. Dressing table. Television aerial point. uPVC double glazed bay window to front aspect offering fine outlook over neighbouring Exhibition fields, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

10'8" (3.25m) x 10'8" (3.25m) maximum into wardrobe space. Range of built in wardrobes to one wall providing hanging and shelving space. Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'2" (2.49m) x 6'6" (1.98m). Laminate wood effect flooring. Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring Exhibition fields, parts of Exeter and beyond.

From first floor landing, door to:

SHOWER ROOM

6'2" (1.88m) x 6'0" (1.83m). A refitted modern matching white suite comprising good size tiled enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with waterfall mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a raised area of garden mostly laid to decorative chipped slate for ease of maintenance with side shrub borders. A double width driveway provides parking for numerous vehicles part of which leads to the side driveway with further parking. Water tap. Access to:

GARAGE

17'6" (5.33m) x 8'4" (2.54m). Double opening doors provide vehicle access. Power and light. Obscure double glazed door provides access to rear garden.

From the driveway a side gate leads to the rear garden which enjoys a high degree of privacy whilst consisting of a paved patio. Shaped area of artificial lawn. Further area of garden laid to crazy paved patio. Flower/shrub beds. Outside light. The rear garden is enclosed to all sides.

**TENURE
FREEHOLD**

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the next roundabout take the 3rd exit left onto Prince Charles Road. Continue to the next roundabout bearing left onto Calthorpe Road which connects to Beacon Lane. At the roundabout proceed straight ahead to the brow of the hill which connects to Beacon Heath where 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 investigations 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 investigate 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.

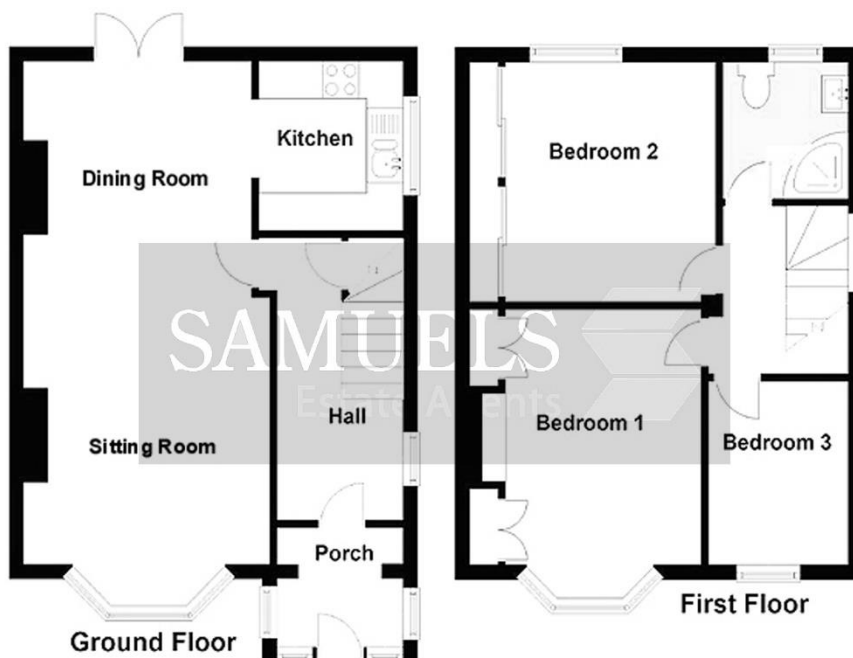
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0123/8336/AV



Total area: approx. 73.7 sq. metres (793.0 sq. feet)

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	68 D	
39-54	E		
21-38	F		
1-20	G		