



**65 BUTTS ROAD  
HEAVITREE  
EXETER  
EX2 5BG**



**£375,000 FREEHOLD**



**A much improved and extended bay fronted semi detached family home occupying a fabulous position within close proximity to local amenities, Royal Devon & Exeter hospital, popular schools and Heavitree park. Presented in good decorative order throughout. Three bedrooms. First floor modern bathroom. Reception hall. Sitting room. Modern open plan kitchen/dining/family room. Utility room. Cloakroom. Gas central heating. uPVC double glazing. Private driveway. Garage. Delightful enclosed lawned rear garden. A great family home. No chain. Viewing highly recommended.**

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

Covered entrance. Tiled floor. Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Telephone point. Picture rail. Smoke alarm. Storage cupboard with fitted shelving. Understair storage cupboard housing consumer unit, electric meter and gas meter. Oak wood glass panelled door leads to:

### **SITTING ROOM**

12'5" (3.78m) into bay x 10'8" (3.25m) into recess. Radiator. Picture rail. Storage cupboards and fitted shelving into alcoves. Fireplace recess. Raised hearth. uPVC double glazed bay window to front aspect.

From reception hall, oak wood glass panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

20'10" (6.35m) maximum x 15'4" (4.67m) maximum into door recess reducing to 9'0" (2.74m). A fabulous light and spacious room. Quality modern kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Marble effect work surfaces, incorporating breakfast bar, with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Bosch double oven/grill. Four ring Bosch gas hob with filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Inset LED spotlights to ceiling. Laminate wood effect flooring. Open plan to:

### **DINING/FAMILY AREA**

Laminate wood effect flooring. Ample space for table and chairs. Two radiators. Laminate wood effect flooring. Part pitched ceiling with inset LED lighting. Two double glazed Velux windows. Obscure uPVC double glazed window to side elevation. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **UTILITY ROOM**

7'4" (2.24m) x 5'10" (1.78m). Fitted with a range of base and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Laminate wood effect flooring. Inset LED spotlight to ceiling. uPVC double glazed window to side aspect. Oak wood door leads to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Fitted upright unit with fitted shelving and hanging rail. Radiator. Obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Picture rail. Obscure uPVC double glazed window to side aspect. Oak wood door leads to:

### **BEDROOM 1**

13'0" (3.96m) into bay x 10'4" (3.15m) into wardrobe space. Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. uPVC double glazed bay window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, oak wood door leads to:

### **BEDROOM 2**

10'10" (3.30m) x 10'4" (3.15m) into wardrobe space. Radiator. Built in triple wardrobe. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

### **BEDROOM 3**

8'4" (2.54m) x 6'0" (1.83m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area.

From first floor landing, oak wood door leads to:

### **BATHROOM**

A matching white suite comprising panelled bath with fitted mains shower unit over and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Fitted mirror. Part tiled walls. Extractor fan. Inset LED spotlight to ceiling. Access to roof space. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is an area of garden mostly laid to decorative stone chippings to provide ease of maintenance and also additional parking. Surrounding flower/shrub beds. Brick paved private driveway provides further parking in turn providing access to:

### **GARAGE**

Power and light. Roller front door providing vehicle access. Rear courtesy door provides access to the rear garden.

The rear garden consists of two paved patio areas with outside lighting and water tap. Flower/shrub beds stocked with a variety of maturing shrubs, plants and flowers. Neat shaped area of lawn. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

#### DIRECTIONS

From Paris Street roundabout take the turning into Heavitree Road and continue along passing Waitrose supermarket, at the traffic light junction continue straight ahead down into Heavitree Fore Street, proceed down passing the parade of shops and petrol filling station and at the next set of traffic lights turn right into Butts Road. The property in question will be found approximately half way down 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.

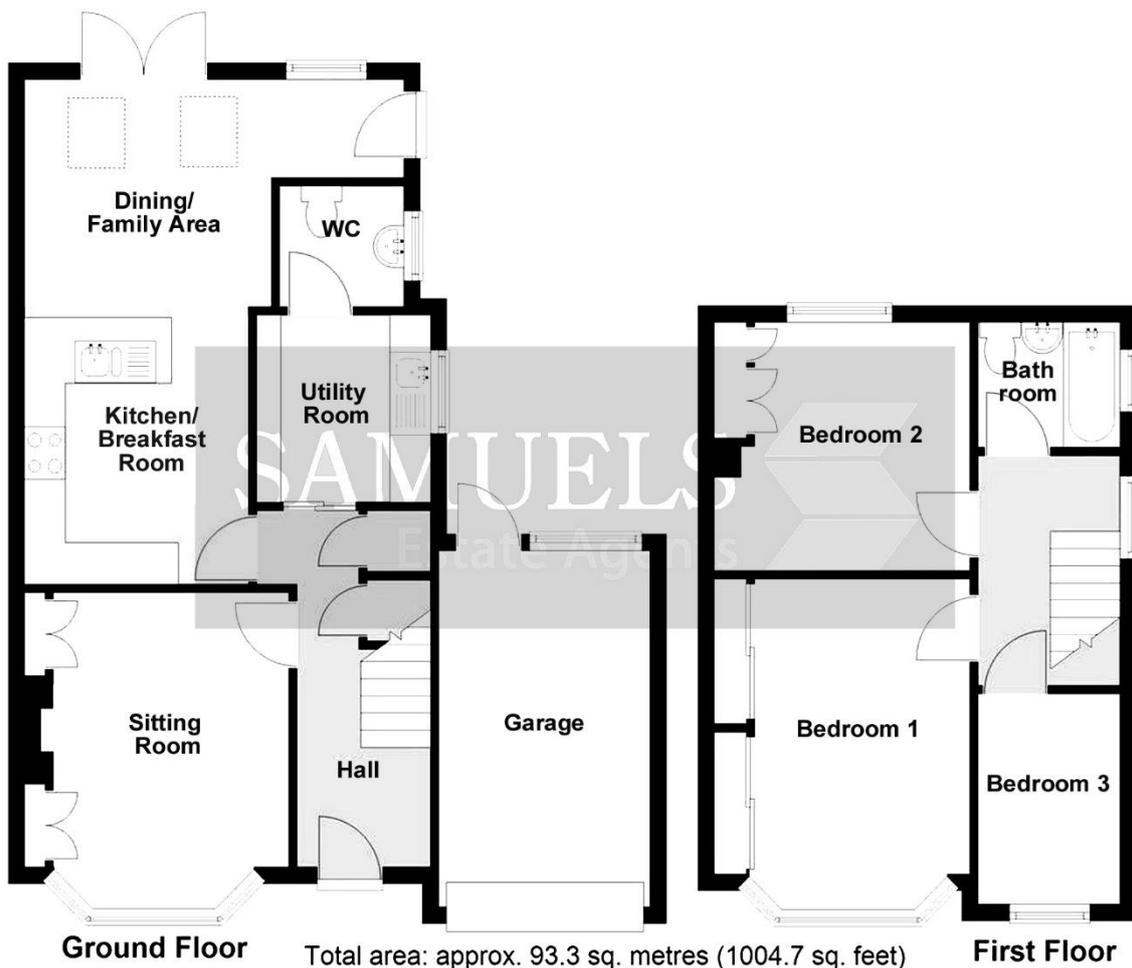
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### 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/0625/8978/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		