

**10 EXCALIBUR CLOSE  
CHANTRY FIELDS  
EXETER  
EX4 8LH**



**£240,000 FREEHOLD**



**A modern mid link house occupying a delightful cul-de-sac position with parking for two vehicles and an enclosed lawned rear garden enjoying southwesterly aspect. Two double bedrooms. First floor bathroom. Entrance vestibule. Sitting room. Kitchen/dining room. Gas central heating. uPVC double glazing. Highly convenient position providing good access to local amenities and Exeter city centre. Ideal first time buy/investment purchase. No chain. Viewing recommended.**

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

uPVC front door leads to:

### **ENTRANCE VESTIBULE**

Obscure uPVC double glazed window to side aspect. Opening to:

### **SITTING ROOM**

13'2" (4.01m) x 11'0" (3.35m). Fireplace with inset living flame effect electric fire, fire surround and mantel over. Television aerial point. Telephone point. Radiator. Understair storage cupboard. Stairs rising to first floor. Smoke alarm. Electric consumer unit. Thermostat control panel. Door to:

### **KITCHEN/DINING ROOM**

13'10" (4.22m) x 8'2" (2.49m). Fitted with range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 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 fridge. Radiator. Space for table and chairs. Television aerial point. Wall mounted boiler serving central heating and hot water supply. Two uPVC double glazed windows to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Door to:

### **BEDROOM 1**

11'4" (3.45m) x 10'6" (3.20m). Radiator. Walk in airing cupboard/storage cupboard with fitted shelving and hot water tank. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'0" (3.05m) x 8'0" (2.44m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with tiled splashback and fitted electric shower unit over. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a small area of garden with pathway leading to the front door. The property also benefits from two private allocated parking spaces which are situated directly to the front. The rear garden enjoys a south westerly aspect consisting of a patio with good size timber storage shed. Gravelled shrub bed. Area of lawn. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-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 to the mini roundabout and take the 3<sup>rd</sup> exit onto Prince Charles Road. Continue along this then connects to Calthorpe Road/Beacon Lane and proceed along passing the parade of shops. At the next roundabout take the 3<sup>rd</sup> exit into Guinevere Way and continue down taking the 1<sup>st</sup> left into Excalibur Close, continue to the end of this road and turn right and the property in question will be found 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 checks 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.

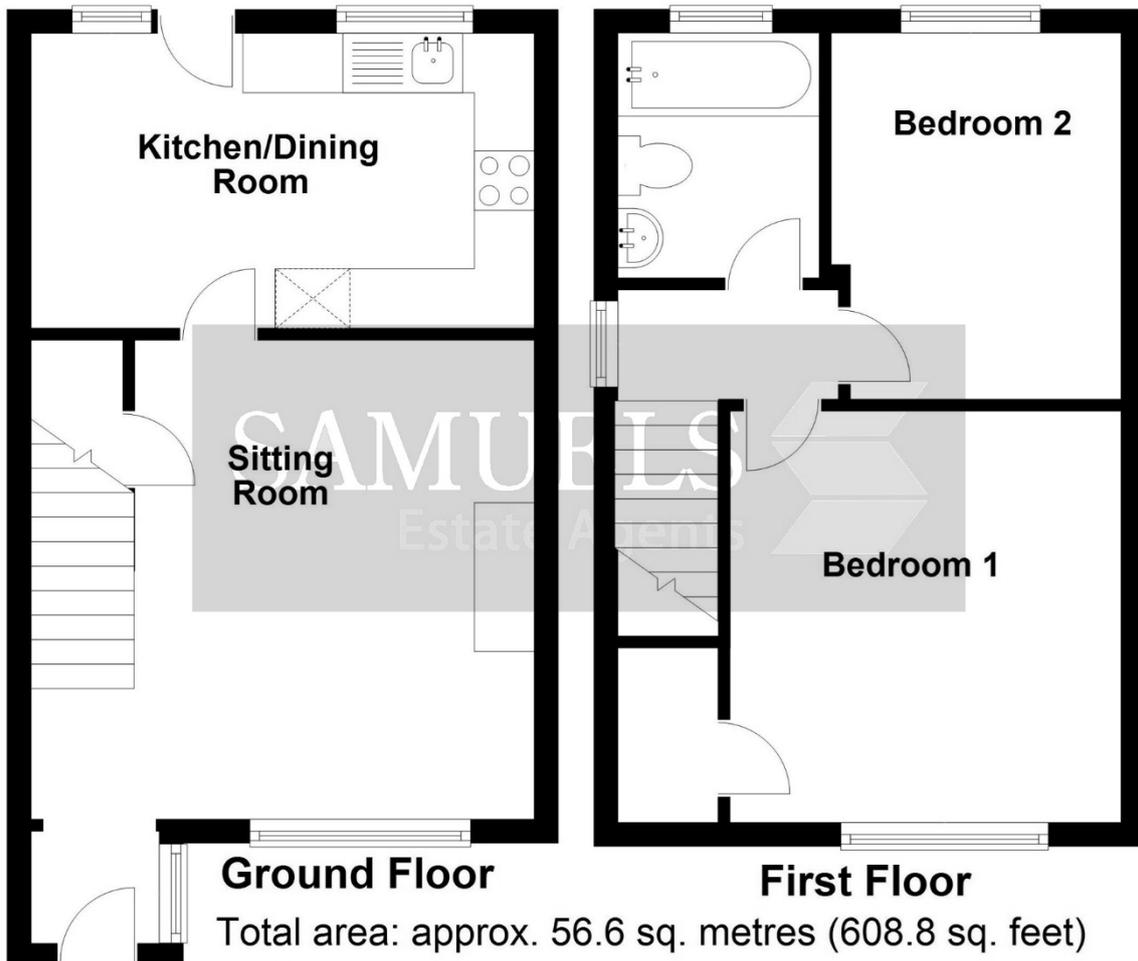
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/1025/AV**



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |