



**18 CANON WAY  
ALPHINGTON  
EXETER  
EX2 8FP**



**£250,000 FREEHOLD**



**A deceptively spacious modern family home occupying a delightful cul-de-sac position within close proximity to local amenities. Realistically priced for a quick sale. Three good size bedrooms. Sitting room. Kitchen/dining room. First floor bathroom. Gas central heating. uPVC double glazing. Enclosed rear garden. Private allocated parking. Highly popular residential location with good access to Exeter city centre and major link roads. No chain. Viewing recommended.**



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

Front door leads to:

### **SITTING ROOM**

15'8" (4.78m) x 11'10" (3.61m). Laminate wood effect flooring. Two radiators. Television aerial point. Telephone point. Stairs rising to first floor. Understair storage cupboard. Thermostat control panel. Cupboard housing electric meter and consumer unit. uPVC double glazed window to front aspect. Doorway leads to:

### **KITCHEN/DINING ROOM**

11'10" (3.61m) x 9'2" (2.79m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. Fitted oven. Four ring gas hob with extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Space for small table and chairs. Radiator. Laminate wood effect flooring. 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.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

11'10" (3.61m) x 9'2" (2.79m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

11'10" (3.61m) x 8'4" (2.54m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

11'10" (3.61m) x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with tiled splashback and fitted mains shower unit over. Wash hand basin. WC. Part tiled walls. Radiator. Storage recess housing boiler serving central heating and hot water supply.

### **OUTSIDE**

To the front of the property is an area of open plan lawn with pathway leading to the front door, with courtesy light. The rear garden consists of a paved patio, shaped area of lawn and timber decked terrace. Timber shed. Outside light and water tap. Enclosed to all sides whilst a side gate provides pedestrian access to allocated parking space.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, O2 and Vodafone voice & data limited, Three voice & data none

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**

Proceeding out of Exeter along Alphington Road continue to the end of this road by Sainsbury's and bear left onto Church Road. At the roundabout take the 3<sup>rd</sup> exit and proceed along, just before the church bear left onto Dawlish Road and continue along. Canon Way 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 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.

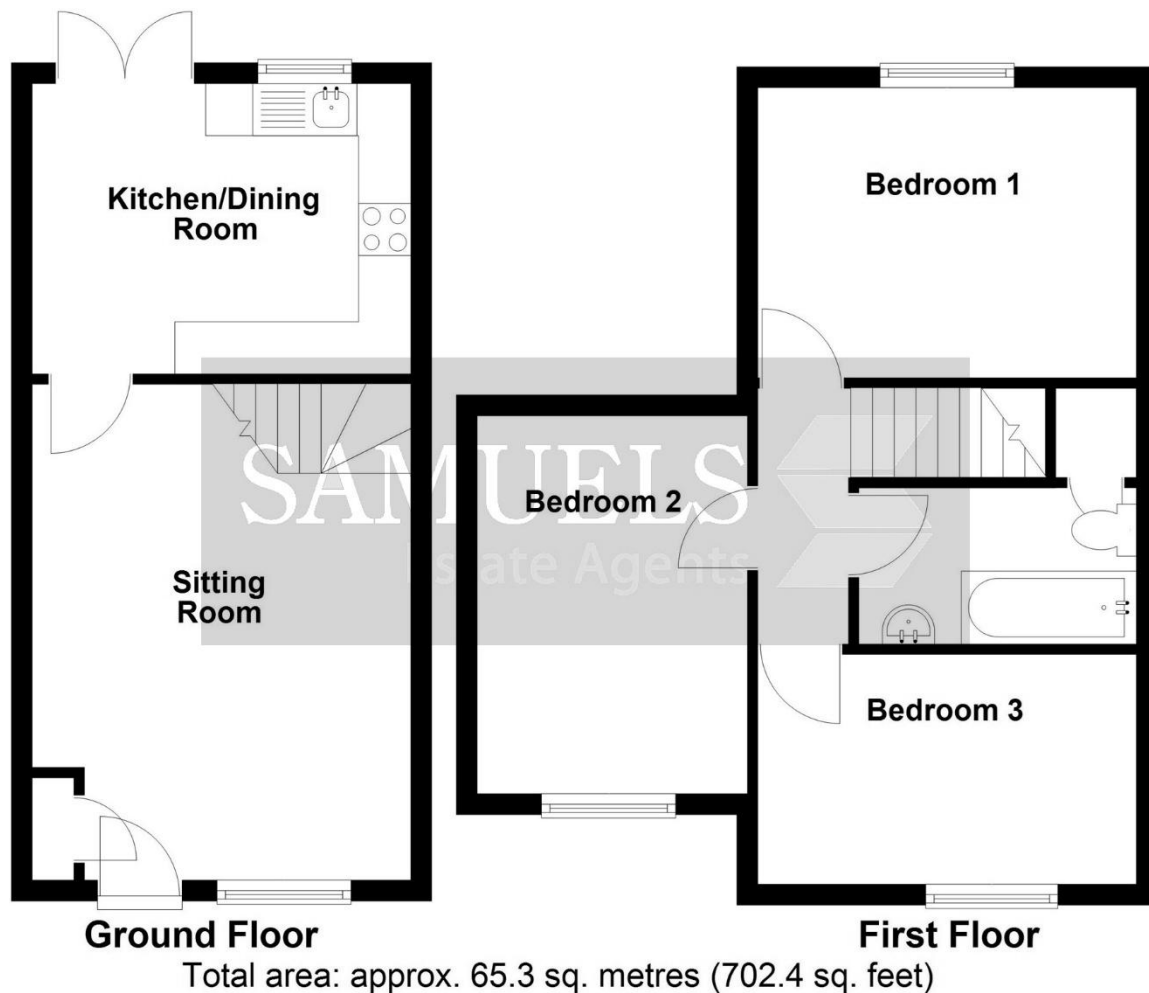
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **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/0425/8918/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	72   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		