



**50 TOLLARDS ROAD
COUNTRESS WEAR
EXETER
EX2 6JH**



£350,000 FREEHOLD



A beautifully presented semi detached family home occupying a highly popular residential location providing good access to local amenities, major link roads and Exeter city centre. Three good size bedrooms. First floor bathroom with separate cloakroom. Reception hall. Sitting room. Separate dining room. Recently installed modern kitchen. Private driveway. Integral garage. Good size enclosed lawned rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Thermostat control panel. Smoke alarm. Stairs rising to first floor. Oak wood door leads to:

SITTING ROOM

12'8" (3.86m) x 10'4" (3.15m). A light and spacious room. Radiator. Television aerial point. uPVC double glazed window to front aspect.

From reception hall, oak wood door leads to:

DINING ROOM

10'8" (3.25m) x 10'2" (3.10m) maximum into understair recess reducing to 7'2" (2.18m). Currently used as a lounge. Radiator. uPVC double glazed window to rear aspect with pleasant outlook over rear garden.

From reception hall, oak wood door leads to:

KITCHEN

10'0" (3.05m) x 7'4" (2.54m). A recently installed quality modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Quartz work surfaces with matching splashbacks. Fitted electric oven with electric hob and filter/extractor hood over. Integrated washing machine. Single bowl sink unit with modern style mixer tap and single drainer set within quartz worktop. Integrated fridge. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, oak wood fire door leads to integral garage.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Storage cupboard with fitted shelving and hanging rail. Door to:

BEDROOM 1

13'2" (4.01m) x 9'10" (3.0m). Radiator. Storage cupboard/wardrobe with fitted shelving. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

13'2" (4.01m) x 8'8" (2.64m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

10'8" (3.25m) x 7'2" (2.18m). Radiator. Built in double wardrobe with fitted shelving. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and beyond.

From first floor landing, door to:

BATHROOM

A matching suite comprising panelled bath with electric shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Heated ladder towel rail. Linen cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Obscure uPVC double glazed windows to both side and rear aspects.

From first floor landing, door to:

SEPARATE CLOAKROOM

Low level WC. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a neat area of lawned garden with side shrub bed. Dividing pathway leads to the side elevation with access to the front door. A private driveway provides parking for one vehicle in turn providing access to:

INTEGRAL GARAGE

16'4" (4.98m) x 8'0" (2.44m). With up and over door. Power and light. Electric and gas meters. Electric consumer unit. Internal oak wood fire door leads to reception hall.

From the side pathway a gate lead to the rear garden, which is a particular feature of the property, consisting of a paved patio with outside light and water tap. Timber shed. Attractive retaining wall with two steps that lead to a well maintained shaped area of lawn with well stocked flower/shrub bed stocked with a variety of shrubs, plants and flowers. The rear garden is enclosed to all sides a enjoys a southerly aspect.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing the crematorium and at the traffic light junction turn left and at the 'T' junction turn right into Tollards Road. Continue along where 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 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.

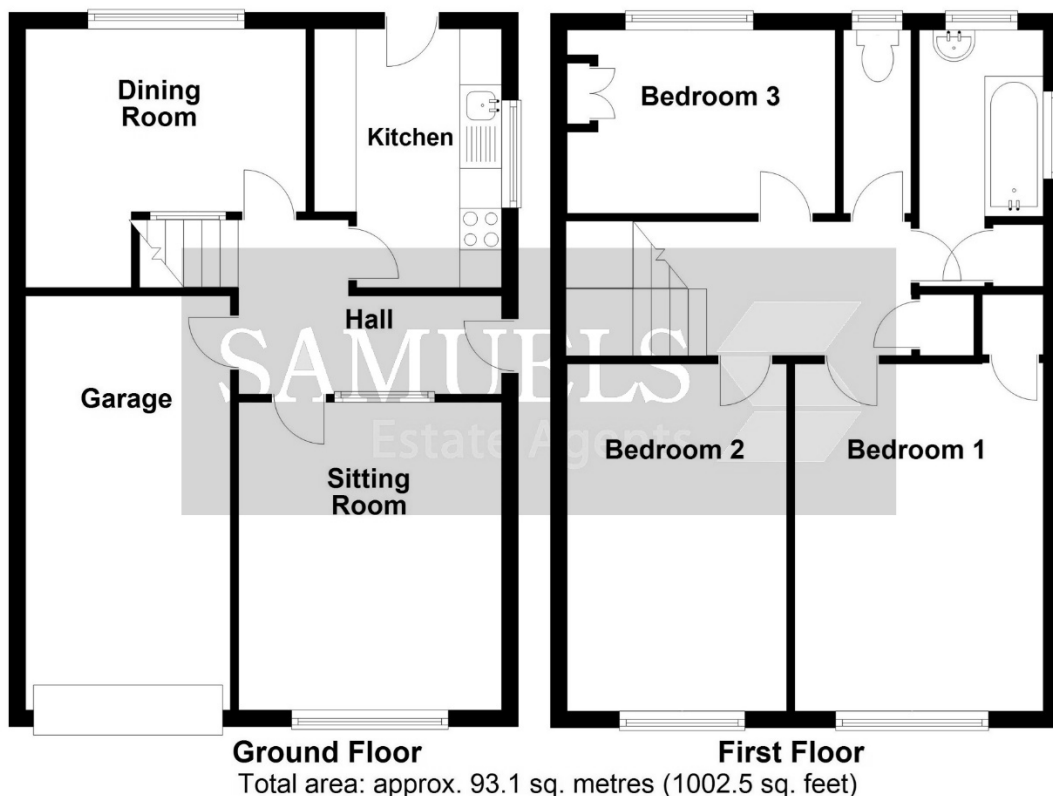
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0823/8467/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		