



**FAIRCROFT  
BRIDGE ROAD  
COUNTRESS WEAR  
EXETER  
EX2 7AA**

PROOF COPY



**£489,950 FREEHOLD**



**An opportunity to acquire a deceptively spacious four bedroom chalet style house with private driveway providing ample parking and large level rear garden. Highly convenient position providing good access to major link roads and riverside walks. Good decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Light and spacious open plan lounge/dining room. Modern kitchen. Utility room. Further reception room/study. Good size front and rear gardens. Single garage. Viewing highly recommended.**

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

Covered entrance. Composite front door, with inset obscure double glazed panels, leads to:

### **ENTRANCE VESTIBULE**

Obscure glass panelled internal door leads to:

### **RECEPTION HALL**

Inset LED spotlight to ceiling. Open plan to:

### **RECEPTION ROOM/STUDY**

13'2" (4.01m) x 9'10" (3.0m) maximum. Radiator. Stairs rising to first floor. Inset LED spotlights to ceiling. Smoke alarm. uPVC double glazed bay window to front aspect. Open plan to:

### **LOUNGE/DINING ROOM/KITCHEN**

23'2" (7.06m) maximum x 21'8" (6.60m) maximum into kitchen area. A Fabulous light and spacious room with laminate wood effect flooring. Two feature vertical radiators. Inset LED spotlights to ceiling. Further radiator. uPVC double glazed windows and door provide access and outlook to rear garden. Open plan to:

Kitchen Area – fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces. Single drainer sink unit with modern style mixer tap. Space for upright fridge freezer. Space for electric cooker with filter/extractor hood over. Further appliance space. Inset LED spotlights to ceiling. Two uPVC double glazed windows to side aspect.

From lounge/dining room, door to:

### **UTILITY ROOM**

8'8" (2.64m) x 5'6" (1.68m). Marble effect roll edge worktop. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Smoke alarm. uPVC double glazed window to side aspect.

From reception room, door to:

### **BATHROOM**

11'0" (3.35m) x 7'6" (2.29m). A spacious bathroom with matching white suite comprising panelled bath with modern style mixer tap. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Good size shower enclosure with fitted electric shower unit. Heated ladder towel rail. Extractor fan. Shaver point. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **BEDROOM 4**

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

From reception hall, door to:

### **BEDROOM 3**

13'10" (4.22m) x 9'10" (3.0m) maximum. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Inset LED spotlight to ceiling. Door to:

### **BEDROOM 2**

15'4" (4.67m) x 11'2" (3.40m) maximum reducing to 8'4" (2.54m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 1**

16'10" (5.13m) maximum x 15'4" (4.67m) maximum reducing to 7'4" (2.54m). Again a spacious room. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Heated ladder towel rail. Double glazed Velux window to front aspect.

### **OUTSIDE**

To the front of the property is a good size area of garden laid to lawn with dividing pathway and turning area providing parking for several vehicles part of which provides access to **detached single garage**. Pathway leads to front door with courtesy light.

From the driveway a side gate leads to the rear garden, which is a particular feature of the property, consisting of a paved patio part of which is covered and leading to the extensive lawned area of garden. Various maturing shrubs, plants and trees. Enclosed to all sides. Two storage sheds.

#### TENURE

Freehold

#### DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3<sup>rd</sup> left down into Bridge Road. 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 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.

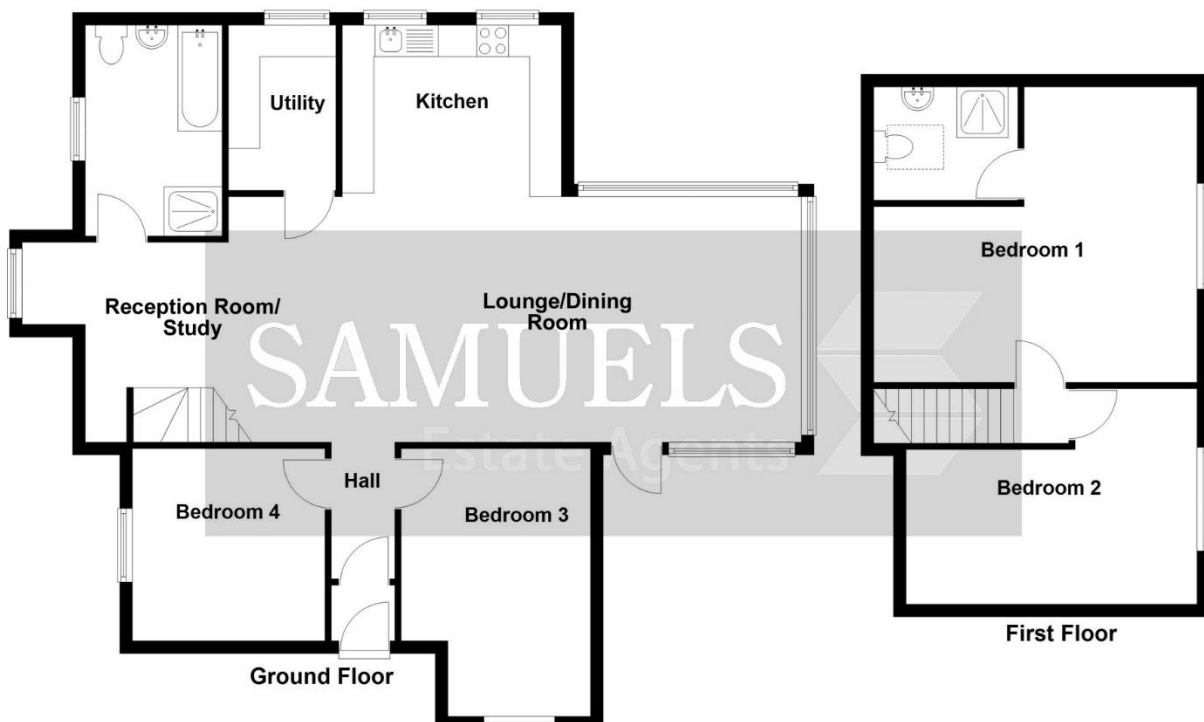
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### 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/0324/AV



Total area: approx. 131.8 sq. metres (1418.7 sq. feet)

Floor plan for illustration purposes only – not to scale



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