



**9 VAUGHAN ROAD
HEAVITREE
EXETER
EX1 3DH**

PROOF COPY



£440,000 FREEHOLD



A well proportioned 1930's style semi detached family home occupying a fabulous position within close proximity to local amenities, popular schools and major link roads. Three bedrooms. First floor bathroom with separate cloakroom. Large reception hall. Sitting room. Separate dining room. Well proportioned kitchen. Gas central heating. Double glazing. Private driveway. Garage. Delightful enclosed rear garden enjoying westerly aspect. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure lead effect double glazed front door, with obscure double glazed side panels, leads to:

RECEPTION HALL

13'10" (4.22m) x 9'0" (2.74m) maximum. A spacious hallway. Radiator. Telephone point. Cloak hanging space. Stairs rising to first floor. Smoke alarm. Deep understair storage cupboard housing gas meter, electric meter and consumer unit. Panelled door leads to:

SITTING ROOM

13'0" (3.96m) into bay x 12'2" (3.71m) into recess. Radiator. Tiled fireplace. Raised tiled hearth. Fitted gas fire. Picture rail. uPVC double glazed bay window to front tree lined aspect.

From reception hall, panelled door leads to:

DINING ROOM

13'2" (4.01m) x 11'4" (3.45m) into recess. Radiator. Picture rail. Fitted gas fire. Storage cupboard built into alcove. Double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, panelled door leads to:

KITCHEN

16'4" (4.98m) x 10'2" (3.10m) maximum reducing to 9'6" (2.90m). A spacious kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for electric/gas cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Floor standing boiler serving central heating and hot water supply. uPVC double glazed windows to both side aspects. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Picture rail. Original leaded coloured glass window to side aspect. Access to:

ROOF SPACE

insulated and part boarded roof space with electric light. The roof space offers vast scope for conversion, subject to the necessary consents.

From first floor landing, panelled door leads to:

BEDROOM 1

13'8" (4.17m) into bay x 12'2" (3.71m) into recess. Radiator. uPVC double glazed bay window to front tree lined aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

13'2" (4.01m) x 11'6" (3.51m) maximum into wardrobe space/recess. Radiator. Picture rail. Double width airing cupboard, with fitted shelving, housing lagged hot water cylinder. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

BEDROOM 3

8'10" (2.69m) x 7'4" (2.54m) maximum. Telephone point. Radiator. uPVC double glazed window to front tree lined aspect.

From first floor landing, panelled door leads to:

BATHROOM

A matching suite comprising panelled bath with electric shower unit over. Wash hand basin. Tiled wall surround. Radiator. Obscure uPVC double glazed window to rear aspect.

From first floor landing, panelled door leads to:

SEPARATE CLOAKROOM

Comprising low level WC. Wall hung wash hand basin. Half height tiled wall surround. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a raised area of garden consisting of a shaped area of lawn. Rockery/shrub bed well stocked with a variety of maturing shrubs, plants and bushes. Dividing pathway and steps lead to front door. A private driveway provides parking for numerous vehicles in turn providing access to:

GARAGE

15'10" (4.83m) x 8'0" (2.44m). Power and light. Pitch roof providing additional storage space. Up and over door providing vehicle access.

From the driveway a side gate leads to the rear garden, which is a particular feature of the property, enjoying a westerly aspect whilst consisting of a concrete patio. Small retaining wall with steps and pathway leading to a good size shaped area of lawn. Greenhouse. Shrub beds well stocked with a variety of maturing shrubs, plants and trees. A dividing pathway leads to the top area of garden which was previously an area designated to vegetable and soft fruit growing. Timber shed. The rear garden is enclosed by means of natural hedgerow and brick wall.

TENURE

Freehold

COUNCIL TAX

Band D

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street proceed straight ahead down into East Wonford Hill and after the 2nd set of traffic lights turn left into Sweetbriar Lane. Proceed straight ahead this then connects to Vaughan Road, the property in question will be found a short way along 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 checks on 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 surveyors 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.

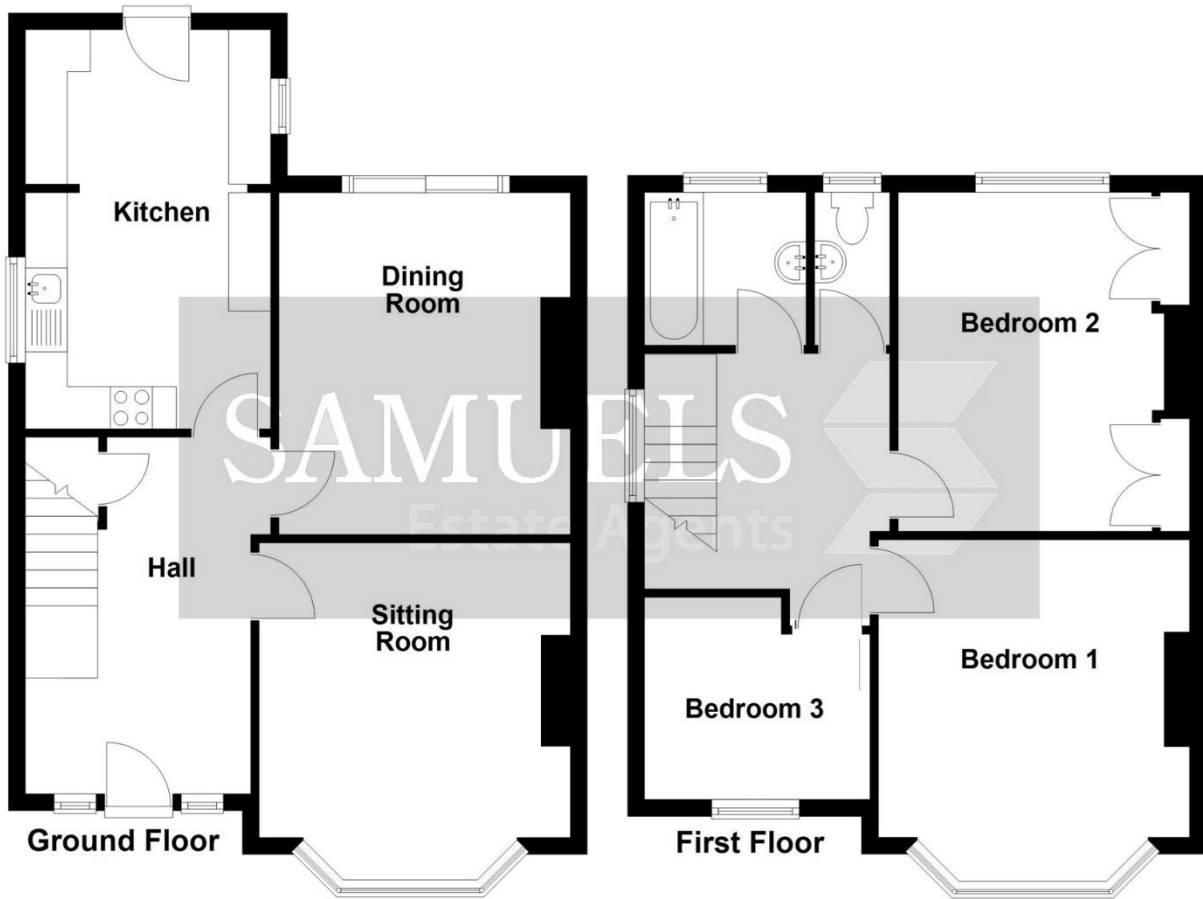
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0524/8637/AV



Total area: approx. 103.4 sq. metres (1113.0 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		