



**13 NORWICH ROAD
EXWICK
EXETER
EX4 2DN**

PROOF COPY



£369,950 FREEHOLD



A spacious extended semi detached family home situated within this popular residential location convenient to local amenities, schools, St Davids mainline railway station and Exeter city centre. Three bedrooms. First floor modern shower room. Reception hall. Spacious sitting room. Good size family room. Dining room. Cloakroom. Kitchen/breakfast room. Private driveway. Garage. Good size rear garden with a fine outlook and views over neighbouring area, parts of Exeter and beyond. Gas central heating. uPVC double glazing. A great family home. No chain. Viewing highly recommended.

Tiled floor. Obscure uPVC double glazed windows to both front and side aspects. Door to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Thermostat control panel. Smoke alarm. Door to:

SITTING ROOM

15'6" (4.72m) maximum x 13'2" (4.01m). A light and spacious room. Two radiators. Television aerial point. Telephone point. Tiled fireplace with raised hearth, wood surround and mantel over. Large uPVC double glazed window to front aspect. Door leads to:

FAMILY ROOM

15'6" (4.72m) x 8'8" (2.64m). A room to provide a number of uses. Radiator. Storage cupboard and fitted shelving into alcove. Glass panelled door leads to:

SIDE LOBBY

Tiled floor. Obscure uPVC double glazed window to side aspect. Deep understair storage cupboard housing controls for solar panels, electric consumer unit, gas and electric meters. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin set in vanity unit with cupboard space beneath. Part tiled wall. Obscure uPVC double glazed window to side aspect.

From family room, feature archway opens to:

DINING ROOM

10'10" (3.30m) x 6'8" (2.03m). Radiator. Serving hatch to kitchen. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From family room, obscure glazed sliding door leads to:

KITCHEN/BREAKFAST ROOM

10'8" (3.25m) x 10'6" (3.20m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer/filter tap. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Space for upright fridge freezer. Space for table and chairs. Radiator. Tiled floor with underfloor heating. Inset LED spotlights to ceiling. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed window to side aspect. Obscure uPVC double glazed door provides access to side aspect.

FIRST FLOOR LANDING

Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Smoke alarm. uPVC double glazed window to side aspect. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light and boiler serving central heating and hot water supply. Door to:

BEDROOM 1

11'10" (3.61m) excluding recess x 9'6" (2.90m) excluding door recess. Range of built in bedroom furniture consisting two single wardrobes. Three drawer chest. Fitted shelving. Overhead storage cupboards. Additional fitted shelving. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'6" (3.51m) x 9'4" (2.84m) excluding recess and wardrobe space. Radiator. Range of built in bedroom furniture consisting three double wardrobes, fitted shelving and overhead storage cupboards. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 7'2" (2.18m) maximum. Radiator. Built in double wardrobe. Fitted shelving. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

A refitted modern matching white suite comprising good size quadrant shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Radiator. Part tiled walls. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a neat shaped area of lawn with paved patio and raised flower/shrub beds. Dividing pathway and steps lead to the front door. A private driveway provides parking in turn providing access to:

GARAGE

16'10" (5.13m) x 8'5" (2.57m). Power and light. Up and over door providing vehicle access. Adjoining the rear of the garage is a brick built storage shed with electric light.

Between the garage and property is a side gate and pathway, with water tap and outside lighting, opening to the rear garden. The rear garden is a particular feature of the property consisting of a raised paved patio and shaped area of lawn. Additional patio. Retaining walls with dividing steps and pathway leading to a tiered area of garden laid to lawn and well stocked shrub borders including two apple trees. Additional patio

MATERIAL INFORMATION

Construction Type: Brick
 Mains: - Water, drainage, electric, gas
 Heating: Gas central heating
 Mobile: Indoors – EE, Three and Vodafone voice and data limited, O2 voice likely and data limited
 Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely
 Broadband: Standard, Superfast & Ultrafast available.
 Flood Risk: River & sea – Very low risk, Surface water – High risk
 Mining: No risk from mining
 Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left into Okehampton Street which connects to Okehampton Road. At the traffic light/crossroad junction turn right into Exwick Road and continue along until reaching the next traffic light junction and turn left up into Winchester Avenue. Continue along passing the parade of shops and take the next left into Coventry Road then 1st right up into Norwich Road.

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.

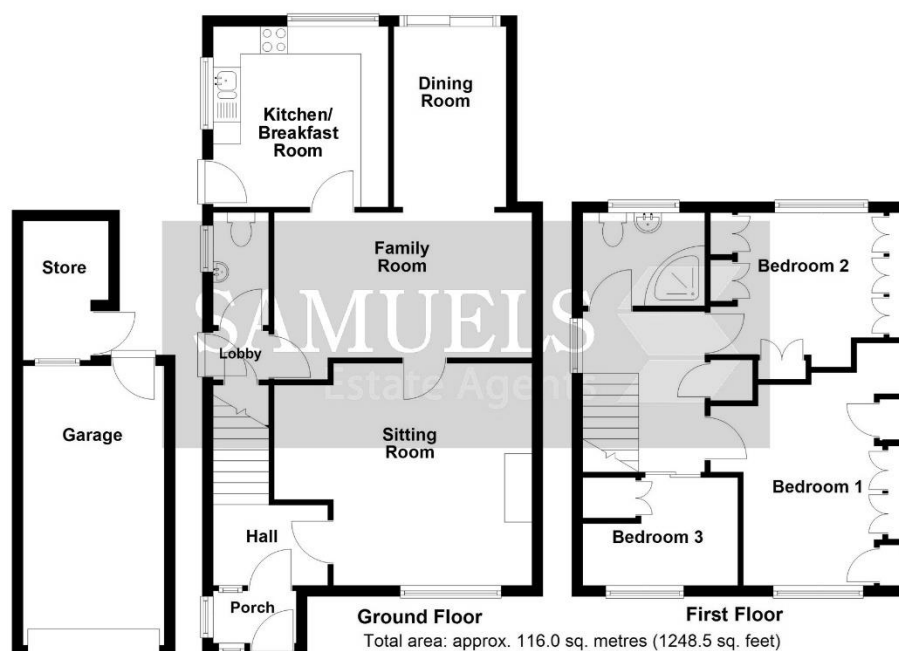
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		