



**49 HILLYFIELD ROAD  
WHIPTON  
EXETER  
EX1 3LY**



**£280,000 FREEHOLD**



A spacious mid terraced house occupying a delightful pedestrianised position providing good access to local amenities and major link roads. Presented in good decorative order throughout. Three bedrooms. First floor refitted modern bathroom with separate cloakroom. Reception hall. Sitting room. Well proportioned kitchen/dining room. Gas central heating. uPVC double glazing. Good size enclosed lawned rear garden enjoying south westerly aspect. A great family home. Viewing highly recommended.

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

Obscure uPVC double glazed front door, with matching side panels, leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Radiator. Dado rail. Thermostat control panel. Smoke alarm. Cloak hanging space. Exposed wood door leads to:

### **SITTING ROOM**

18'0" (5.49m) x 11'2" (3.40m). A light and spacious room. Two radiators. Contemporary modern fireplace with inset living flame effect electric fire. Telephone point. Television aerial point. uPVC double glazed window to front aspect with outlook over neighbouring green. uPVC double glazed window to rear aspect with outlook over rear garden. Exposed wood door leads to:

### **KITCHEN/DINING ROOM**

17'10" (5.44m) x 11'6" (3.51m) maximum reducing to 7'8" (2.30m) dining room end excluding storage cupboard space. A well proportioned room 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 tap. Integrated dishwasher. Plumbing and space for washing machine. Space for electric/gas cooker with filter/extractor hood over. Further appliance space. Breakfast bar. Radiator. Space for table and chairs. Tiled floor. Range of storage cupboards. Space for upright fridge freezer. Obscure uPVC double glazed door providing access to front elevation. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Dado rail. Door to:

#### **BEDROOM 1**

11'6" (3.51m) x 11'0" (3.35m). Radiator. Built in wardrobe/cupboard. uPVC double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, door to:

#### **BEDROOM 2**

12'2" (3.71m) x 8'6" (2.59m). Radiator. Built in cupboard/wardrobe. uPVC double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, door to:

#### **BEDROOM 3**

11'0" (3.35m) x 6'4" (1.93m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over and folding glass shower screen. Wash hand basin set in vanity unit with modern style mixer tap and storage cupboards beneath. Deep storage cupboard housing boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **SEPARATE CLOAKROOM**

Comprising low level WC with integrated wash hand basin with modern style mixer tap. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of lawned garden with dividing steps and pathway leading to front door. The rear garden is a particular feature of the property enjoying a south westerly aspect consisting of a two tiered paved patio with outside light and water tap leading to a neat section of lawn with dividing pathway leading to the lower end of the garden with good size timber shed. The rear garden is enclosed by timber panelled fencing to all sides.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Vodafone voice & data likely, Three voice & data limited, O2 voice likely & data limited  
Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely  
Broadband: Standard & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – Very Low risk  
Mining: No risk from mining  
Council Tax: Band B

### **DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue along passing the parade of shops and proceed straight ahead almost to the end of the road and take the right hand turning into Hillyfield Road. Continue up the hill bearing right, proceed along and the property in question will be found on the right hand side occupying a pedestrianised position.

### **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.

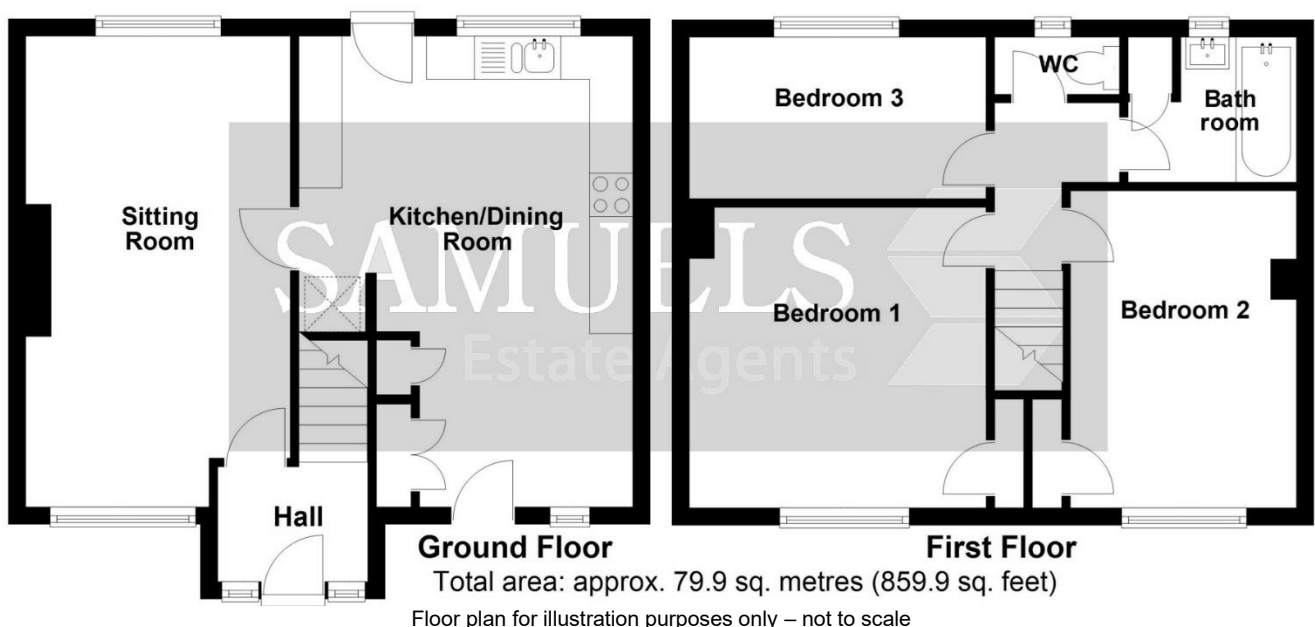
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/0625/8970/AV**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		