



**6 SCHOOL LANE  
COUNTESS WEAR  
EXETER  
EX2 6LA**



**£565,000 FREEHOLD**



**An opportunity to acquire a substantial 1930s style semi detached family home occupying a fabulous corner plot position with good size enclosed rear garden measuring approximately 90ft (27m) in length. Well presented spacious living accommodation comprising three good size bedrooms. Recently installed large modern shower/wet room. Good size reception hall. Ground floor cloakroom. Sitting room. Separate dining room. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Good size rear garden enjoying southerly aspect. Driveway with detached garage plus additional hard standing/driveway. Highly sought after residential location providing great access to local amenities and major link roads. No chain. A great family home. Viewing highly recommended.**

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

Part obscure uPVC double glazed front door, with uPVC double glazed side windows, leads to:

### **ENTRANCE VESTIBULE**

Tiled floor. Courtesy light. Fitted shelving. Attractive original coloured glass panelled door, with matching surround, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Smoke alarm. Exposed wood door leads to:

### **SITTING ROOM**

15'6" (4.72m) into bay x 12'2" (3.71m) into recess. A well proportioned room. Two radiators. Exposed brick/stone fireplace extending either side of chimney breast with wood mantels over. Television aerial point. Telephone point. Two wall light points. Inset spotlights to ceiling. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **DINING ROOM**

14'10" (4.27m) x 11'10" (3.61m) maximum into recess. Radiator. Serving hatch to kitchen. Double glazed sliding patio doors providing access and outlook to rear garden.

From reception hall, exposed wood door leads to:

### **KITCHEN/BREAKFAST ROOM**

14'8" (4.47m) x 8'10" (2.69m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces, incorporating breakfast bar, with tiled splashbacks. 1½ bowl sink unit with single drainer, modern style mixer tap and water filter tap. Fitted Neff oven. Four ring Neff gas hob with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for dishwasher. Further appliance space. Serving hatch to dining room. Utility cupboard with plumbing and space for washing machine and wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. uPVC double glazed door providing access and outlook to rear garden.

From reception hall, door to:

### **CLOAKROOM**

Comprising low level WC. Wash hand basin. Part tiled walls. Radiator. Shaver point. Understair storage cupboard with electric light and also housing electric meter, gas meter and electric consumer unit. Obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR LANDING**

A spacious galleried landing. Picture rail. Large obscure uPVC double glazed window to side aspect. Panelled door to:

#### **BEDROOM 1**

13'10" (4.22m) maximum x 12'4" (3.76m) maximum. A light and spacious room. Two radiators. Range of built in wardrobes providing hanging and shelving space. Three wall light points. uPVC double glazed window to side aspect with outlook over neighbouring area and countryside beyond including Haldon Belvedere. Large uPVC double glazed window to front aspect.

From first floor landing, panelled door to:

#### **BEDROOM 2**

12'0" (3.66m) maximum x 11'8" (3.56m). Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. Wall light point. uPVC double glazed window to rear aspect with fine outlook over rear garden.

From first floor landing, panelled door to:

#### **BEDROOM 3**

10'6" (3.20m) x 8'6" (2.59m) maximum. Two built in wardrobes with overhead storage cupboards. Radiator. uPVC double glazed window to front aspect.

From first floor landing, panelled door to:

### **SHOWER/WET ROOM**

8'8" (2.64m) x 7'10" (2.39m) maximum. A fabulous recently installed modern shower/wet room. Fitted mains shower including separate shower attachment and toughened glass shower screen. Tiled floor. Tiled wall surround. Wash hand basin with modern style mixer tap. Heated ladder towel rail. Airing cupboard housing lagged hot water cylinder. Adjoining linen cupboard with fitted shelving. Inset LED spotlights to ceiling. Extractor fan. Access to roof space. Obscure uPVC double glazed window to rear aspect.

From first floor landing, panelled door to:

### **SEPARATE CLOAKROOM**

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

## **OUTSIDE**

As previously mentioned the property benefits from occupying a generous corner plot site with gardens to three sides. The front garden consists of a raised area of lawn with inset fishpond. Variety of maturing shrubs, plants, bushes and trees. To the side elevation are steps and pathway leading to the front door and a side gate leading to a side area of garden which consists of an area of lawn and section laid to decorative stone chippings for ease of maintenance. Timber shed. Side gate provides pedestrian access. Outside lighting. The rear garden, is a particular feature of the property, measure approximately 90ft (m) in length and enjoys a southerly aspect whilst consists of a concrete and paved patio with outside lighting and water tap. Brick built barbecue. Good size shaped area of lawn with surrounding flower/shrub beds. Dividing pathway and timber pergola leads to a further area of lawn and an area designated for vegetable/soft fruit growing. Mature apple trees. Dividing pathway leads to further concrete patio and hardstanding for motor vehicle accessed via up and over door. Additional driveway leads to :

### **SINGLE GARAGE**

With up and over door providing vehicle access.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>  
Mining: No risk from mining  
Council Tax: Band E (Exeter)

#### DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along, passing the County Hall, and continue straight ahead. Proceed along and take the right hand turning into School Lane where 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 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.

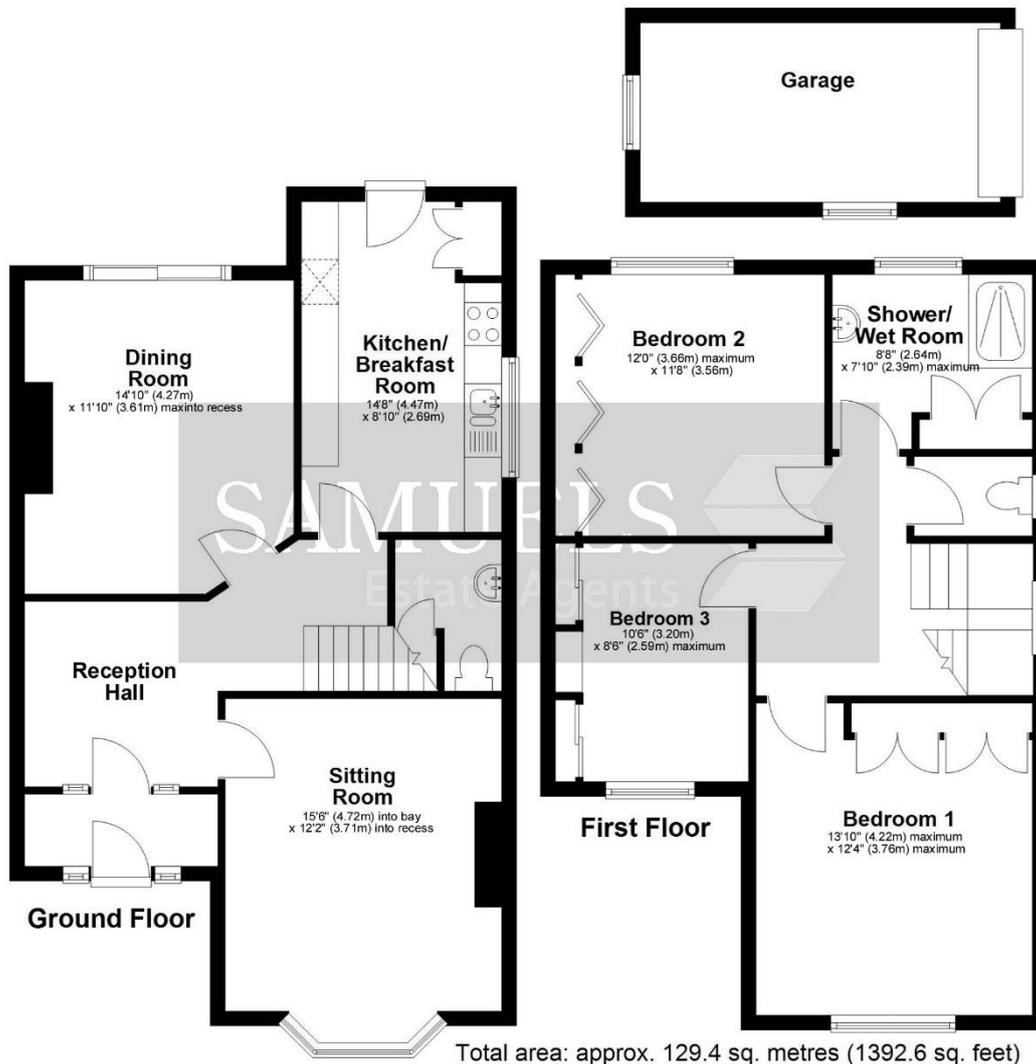
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### 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/0226/9126/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		