



**42 BARLEY LANE  
HIGHER ST THOMAS  
EXETER  
EX4 1TD**



**£475,000 FREEHOLD**



**A rare opportunity to acquire a spacious individual detached bungalow positioned in this highly sought after residential location with fabulous outlook and views over neighbouring area, Exeter including Cathedral and beyond. Three double bedrooms. Large reception hall. Well proportioned lounge/dining room. Kitchen/breakfast room. Spacious bathroom. Gas central heating. uPVC double glazing. Attractive brick paved private driveway. Detached garage. Good size enclosed lawned rear garden with raised patio. A must see property. No chain. Viewing highly recommended.**

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

Attractive part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

15'0" (4.57m) maximum reducing to 9'8" (2.95m) x 13'6" (4.11m) maximum reducing to 10'6" (3.20m). A large reception hall. Radiator. Smoke alarm. Tiled flooring. Double width cloak/storage cupboard. Two lead effect double glazed windows to side aspect. Door to:

### **LOUNGE/DINING ROOM**

13'10" (4.22m) x 9'2" (2.79m) into bay. A light and spacious room. Four radiators. Two wall light points. Fireplace recess with raised hearth and electric flame effect wood burning stove. Large uPVC double glazed bay window, with window shutters, to side aspect offering fine outlook over neighbouring area, parts of Exeter and estuary beyond. Two further uPVC double glazed windows to rear aspect with outlook over rear garden, parts of Exeter including Cathedral and beyond.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

16'0" (4.88m) x 11'0" (3.35m). Fitted with an extensive range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Double drainer sink unit with mixer tap. Space for electric/gas cooker. Plumbing and space for washing machine. Plumbing and space for dishwasher. Fitted Neff oven. Two upright storage cupboards. Space for upright fridge freezer. Space for table and chairs. Wall mounted boiler serving central heating and hot water supply. Inset spotlights to ceiling. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Composite door provides access to side elevation. Large uPVC double glazed window to rear aspect again with fine outlook over rear garden, neighbouring area, parts of Exeter including Cathedral and Exe estuary beyond.

From reception hall, door to:

### **BEDROOM 1**

17'10" (5.44m) into wardrobe space x 14'10" (4.52m) into bay. Again a well proportioned room. Two radiators. Range of built in wardrobes. uPVC double glazed window to front aspect. Large uPVC double glazed bay window to side aspect.

From reception hall, door to:

### **BEDROOM 2**

12'2" (3.71m) into wardrobe space x 9'10" (3.0m). Radiator. Range of built in wardrobes. Two wall light points. uPVC double glazed window to front aspect.

From reception hall, door to:

### **BEDROOM 3**

12'0" (3.66m) x 9'0" (2.74m). Radiator. uPVC double glazed window to side aspect.

From reception hall, door to:

### **BATHROOM**

9'10" (3.0m) x 6'8" (2.03m). A refitted matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Quadrant tiled shower enclosure with fitted mains shower unit. Part tiled walls. Tiled floor. Heated ladder towel rail. Two obscure uPVC double glazed windows to side aspect. Access, via pull down aluminium ladder, to insulated loft space with electric light. This space offers great scope for conversion, subject to the necessary consents.

### **OUTSIDE**

The property is approached via a pillared entrance with double opening gates leading to an attractive brick paved private driveway in turn providing access to:

### **DETACHED SINGLE GARAGE**

With power and light. Pitch roof providing additional storage space. Directly to the front of the property is a shaped area of lawn with surrounding well stocked shrub beds.

Between the garage and property is a brick paved pathway, with side shrub bed, and steps leading to a raised tiled patio with access to front door. To the side elevation is a paved pathway with shrub bed leading to the rear garden, which is a particular feature of the property, again benefitting from the fine views and outlook over parts of Exeter including Cathedral and Exe estuary beyond. The garden consists of a good size raised paved patio and timber shed. Dividing central steps lead down to a good size shaped area of lawn. Variety of maturing shrubs, plants and trees. The garden is enclosed to all sides by means of timber panelled fencing and mature hedgerow.

### **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 over Exe Bridge take the 2<sup>nd</sup> exit left into Cowick Street, continue to the end of this road (traffic light/crossroad junction) and proceed straight ahead up into Dunsford Road. At the brow of the hill (opposite the shop) turn right into Barley Lane, the property in question will be found on the right 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.

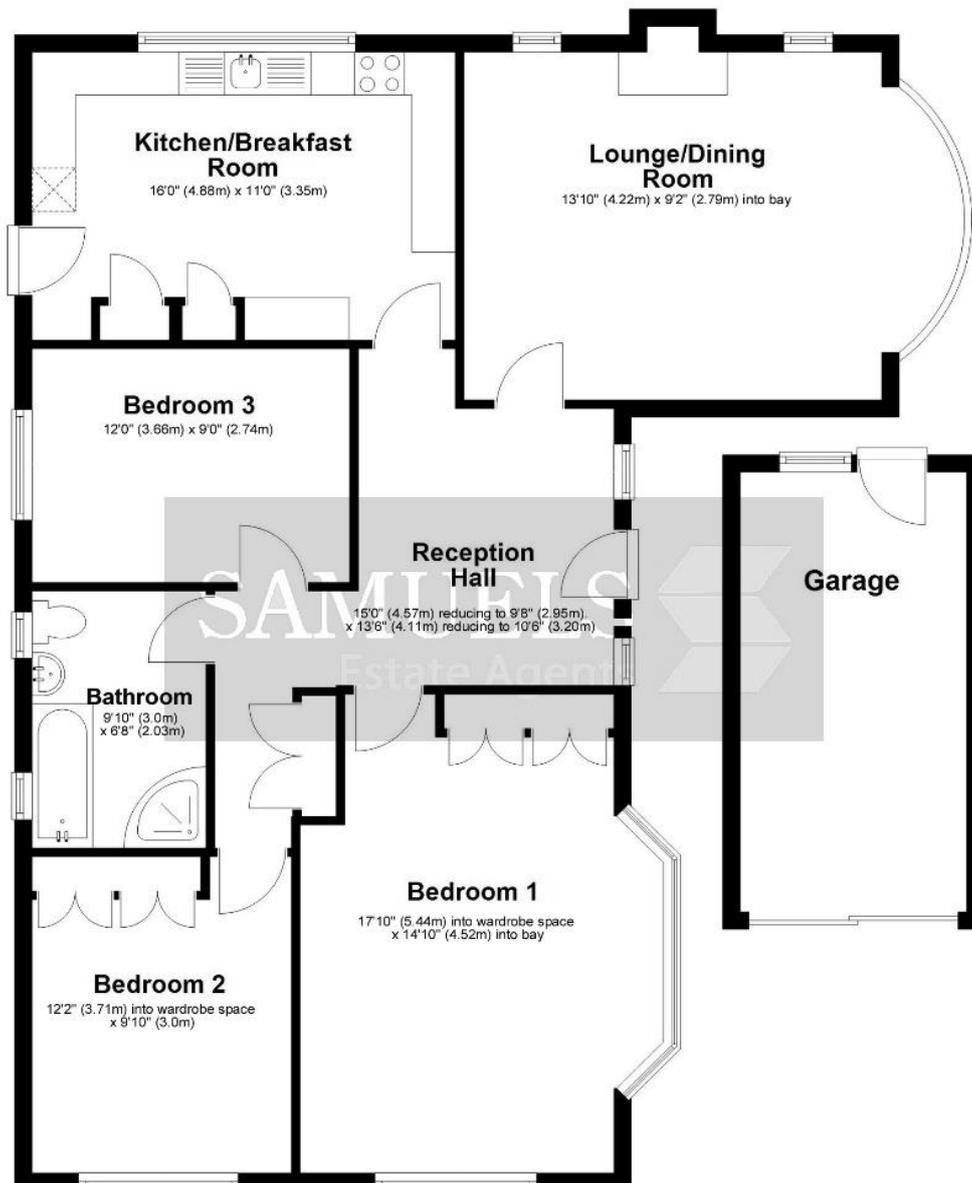
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0126/9121/AV



Total area: approx. 114.4 sq. metres (1231.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		