



**46 RESOLUTION ROAD
THE FAIRWAYS
EXETER
EX2 7FL**



OFFERS IN EXCESS OF £325,000 FREEHOLD



An opportunity to acquire a stylish modern detached family home located within this popular residential development convenient to local amenities, major link roads and Newcourt railway station. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Well proportioned open plan lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden. Private driveway. Good size garage. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

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

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN

11'8" (3.56m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Fitted electric double oven/grill. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Plumbing and space for slimline dishwasher. Further appliance space. Radiator. Inset LED spotlights to ceiling. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

15'6" (4.72m) maximum reducing to 12'0" (3.66m) x 14'6" (4.42m). A light and spacious room. Two radiators. Television aerial point. Telephone point. Deep understair storage cupboard. uPVC double glazed double opening doors, with matching full height side panels, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Radiator. Deep airing cupboard, with fitted shelving, housing hot water cylinder. Door to:

BEDROOM 1

11'4" (3.45m) maximum x 11'2" (3.40m) maximum into wardrobe space. Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. Telephone point. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Shaver point. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'0" (3.05m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'2" (2.79m) maximum x 7'4" (2.24m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Radiator. Heated ladder towel rail. Shaver point. Extractor fan.

OUTSIDE

To the front of the property is a small area of garden laid to decorative chipped slate for ease of maintenance with various maturing shrubs and plants. Dividing pathway leads to front door with courtesy light. To the left side elevation is a private driveway providing parking in turn providing access to:

GARAGE

18'8" (5.69m) x 9'6" (2.90m). With pitched roof providing additional storage space. Power and light. Up and over door provides vehicle access. Rear courtesy door provides access to the rear garden which consists of an extensive raised paved patio with outside light and water tap. Three steps lead down to a shaped area of lawn. Enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Timber frame and brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Vodafone voice & data limited, Three no voice & no data, O2 voice likely & 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 – Very Low risk
Mining: No risk from mining
Council Tax: Band D (Exeter)

DIRECTIONS

From M5 (J30) take the A379 bypass and continue along passing Sandy Park (Exeter Chiefs' rugby ground) and continue straight ahead. At the traffic light junction turn left into Newcourt Way and at the mini roundabout proceed straight ahead down into The Fairways development. Take the 2nd left into Resolution Road and 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 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.

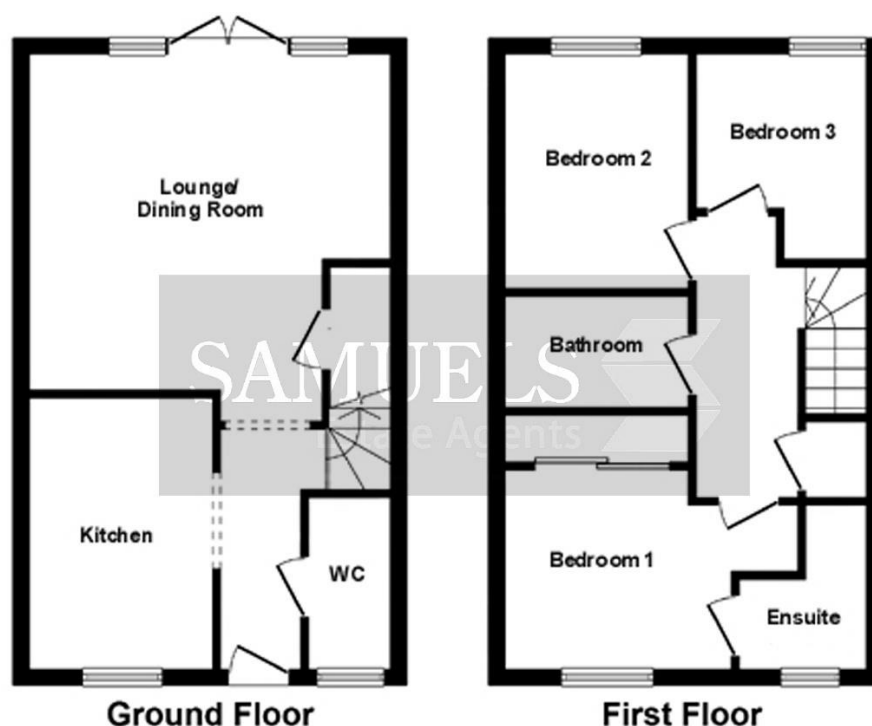
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8916/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		