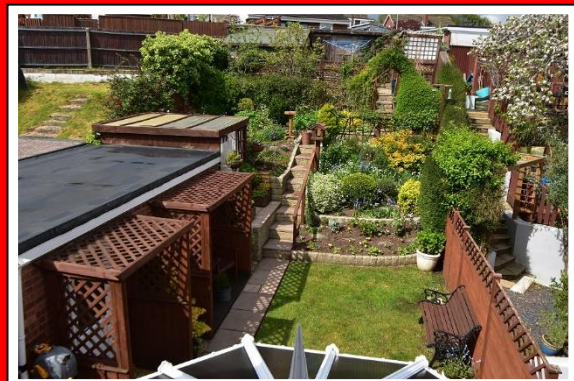
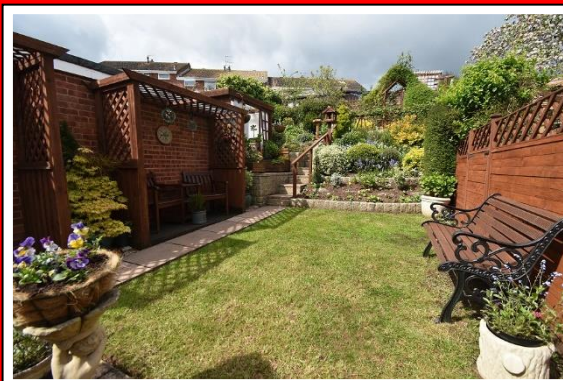




**49 BARLEY FARM ROAD
HIGHER ST THOMAS
EXETER
EX4 1NJ**



£325,000 FREEHOLD



A beautifully presented modern semi detached family home situated within this highly popular residential location providing good access to local amenities. Three bedrooms. Refitted modern shower room. Entrance porch. Reception hall. Sitting room. Dining room. Modern kitchen. uPVC double glazed conservatory. Attractive brick paved private driveway. Converted garage incorporating utility room and workshop. Beautifully kept and well maintained landscaped rear garden. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area, parts of Exeter and beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive uPVC double glazed front door leads to:

ENTRANCE PORCH

Tiled floor. Courtesy light. Double power point. Cupboard housing electric and gas meters. uPVC double glazed windows to both front and side aspects with fine outlook over neighbouring area, parts of Exeter and beyond. Obscure uPVC double glazed door leads to:

RECEPTION HALL

Radiator. Cloak hanging space. Stairs rising to first floor. Smoke alarm. Glass panelled double opening doors lead to:

SITTING ROOM

13'8" (4.17m) x 12'8" (3.86m). Attractive fireplace with raised hearth, inset living flame effect gas fire and mantel over. Television aerial point. Understair storage cupboard. Large uPVC double glazed window to front aspect. Square opening to:

DINING ROOM

10'4" (3.15m) x 8'2" (2.49m). Radiator. uPVC double glazed sliding patio door provides access to conservatory. Door to:

KITCHEN

11'0" (3.35m) x 7'2" (2.18m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Four ring electric hob with filter/extractor hood over. Space for fridge. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door providing access to rear garden.

From dining room, uPVC double glazed sliding patio door provides access to:

CONSERVATORY

9'0" (2.74m) x 8'10" (2.69m) maximum. A quality built uPVC double glazed conservatory with pitched roof and dwarf wall. Power and light. Electric wall heater. Radiator. Laminate wood effect flooring. uPVC double glazed windows and door provide access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Thermostat control panel. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

15'1" (4.60m) maximum into wardrobe space x 8'10" (2.69m) maximum. Range of built in wardrobes comprising two single wardrobes, one large double corner wardrobe and two matching free standing three drawer chests. Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

9'2" (2.79m) x 9'4" (2.84m). Again a range of built in bedroom furniture consisting of a double wardrobe, two three drawer chests, one two drawer chest and dressing table with adjoining three drawers. Radiator. Access to roof space. Airing cupboard, with fitted shelving, housing pressurised hot water tank. uPVC double glazed window to rear aspect offering lovely outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'2" (3.10m) maximum x 6'8" (2.03m). Range of built in furniture consisting desktop with three drawers and two storage cupboards. Radiator. Deep built in storage cupboard/wardrobe with fitted shelving. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

SHOWER ROOM

6'2" (1.88m) x 6'2" (1.88m). A refitted modern matching white suite comprising good size shower enclosure with curved glass shower screen and fitted main shower unit with 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. Part tiled walls. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

From first floor landing access, via pull down aluminium ladder, to insulated and boarded roof space with electric light. Housing boiler serving central heating and hot water supply (installed 2018).

OUTSIDE

The gardens have been landscaped and well cared for by the present vendor over many years. The front garden consists of a neat shaped area of lawn with central circular shrub bed and palm tree. Neat retaining walls with raised gravelled shrub beds. Attractive brick paved driveway gives access to front door whilst double opening gates lead to further driveway providing additional parking. Side gate leads to the rear garden, which is a particular feature of the property, consisting of a paved patio and neat shaped area of lawn. Timber framed pergola. Neat retaining wall with inset flower/shrub beds stocked with a variety of maturing shrubs, flowers and plants. Dividing pathway and steps lead to timber framed potting shed with electricity. Steps and pathway lead to the top section of garden with an area designated to soft fruit and vegetable growing whilst to the very top of the garden is a gravelled patio with timber garden shed. Large workshop and large timber store. The rear garden is enclosed to all sides.

Part obscure uPVC double glazed side door leads to:

CONVERTED GARAGE

Incorporating:

UTILITY AREA

8'4" (2.54m) x 7'0" (2.13m). Fitted with a range of base and eye level cupboards. Single drainer sink unit. Roll edge work surface. Plumbing and space for washing machine. Space for two upright fridge freezers. Power and light. Sliding door provides access to:

WORKSHOP/STORE

10'0" (3.05m) x 8'2" (2.49m). Range of base, drawer and eye level cupboards. Roll edge work surfaces. Workbench. Power and light.

TENURE

Freehold

COUNCIL TAX
Band C

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 2nd exit left into Cowick Street and continue to the end of this road, at the traffic light junction proceed straight ahead up into Dunsford Road and take the 1st right into Bowhay Lane. Proceed along taking the 5th left into Berkshire Drive and continue around taking the 2nd right into Barley Farm Road, 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 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.

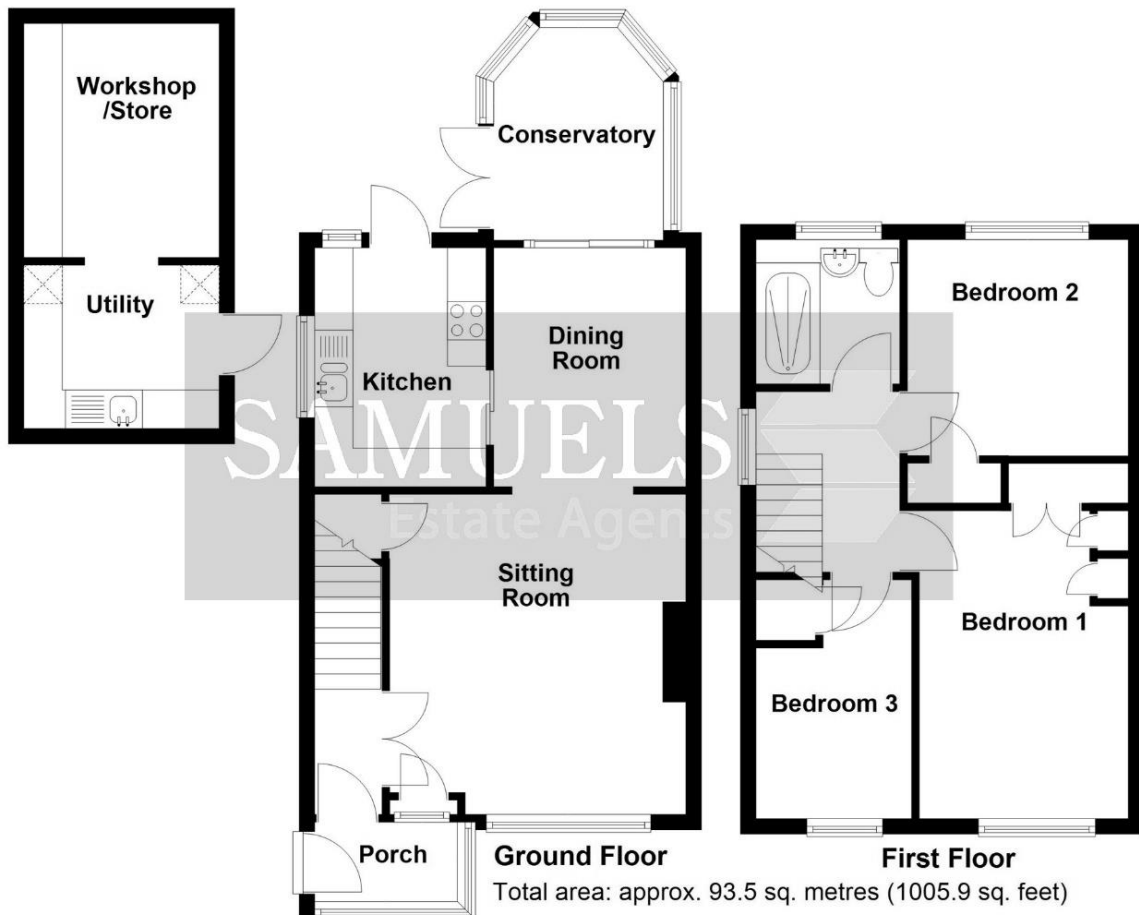
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0424/8629/AV



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |