



**48 STANWEY
HEAVITREE
EXETER
EX1 3DR**



OFFERS IN THE REGION OF £325,000 FREEHOLD



A well proportioned detached bungalow occupying a highly desirable residential location within close proximity to local amenities, doctors surgery and Heavitree park. In need of modernisation. Three good size bedrooms. Entrance vestibule. Spacious lounge/dining room. Kitchen. Side lobby. Bathroom. Separate cloakroom. uPVC double glazing. Corner plot site with gardens to three sides. Private driveway. Detached garage. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE VESTIBULE

Cloak hanging space. Door to:

LOUNGE/DINING ROOM

18'5" (5.61m) x 12'5" (3.78m) maximum. A well proportioned room. Tiled fireplace with fitted gas fire, raised hearth and mantel over. Serving hatch to kitchen. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Door leads to:

INNER HALLWAY

Access to roof space. Smoke alarm. Door to:

KITCHEN

11'2" (3.40m) x 9'2" (2.79m). Fitted with a range of matching base and drawer units. Single drainer sink unit with mixer tap. Roll edge work surfaces. Space for gas cooker. Space for washing machine. Space for upright fridge freezer. Cupboard housing boiler serving hot water supply. Storage cupboard with fitted shelving. Walk in larder cupboard with fitted shelving. uPVC double glazed window to side aspect. Doorway opens to:

SIDE LOBBY

Cupboard housing electric meter and gas meter. Part Obscure uPVC double glazed door provides access to side elevation.

From inner hallway, door to:

BEDROOM 1

12'6" (3.81m) x 10'8" (3.25m) excluding door recess. uPVC double glazed window to rear aspect.

From inner hallway, door to:

BEDROOM 2

11'0" (3.35m) x 9'0" (2.74m) excluding wardrobe space. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Fitted mirror. Built in double wardrobe with hanging rail and fitted shelving. uPVC double glazed window to rear aspect.

From inner hallway, door to:

BEDROOM 3

12'4" (3.76m) x 8'0" (2.44m). uPVC double glazed window to side aspect.

From inner hallway, door to:

BATHROOM

Panelled bath with mixer tap including shower attachment and tiled splashback. Wash hand basin with tiled splashback. Electrically heated towel rail. Electric wall heater. Obscure uPVC double glazed window to side aspect.

From inner hallway, door to:

SEPARATE CLOAKROOM

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

OUTSIDE

The property in question occupies a corner plot site with gardens to three side. Access is gained to the property via a pillared entrance with double opening gates leading to a private driveway with water tap and access to **detached garage**.

The front garden is mostly laid to crazy paving and shrub beds well stocked with a variety of maturing shrubs and plants. Access to front door. A side pathway leads to the side elevation with raised shrub beds. The pathway continues to the rear elevation where a small garden with be found again laid to crazy paving and maturing shrub beds.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas fire, electric heater

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 D (Exeter)

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station and at the next set of traffic lights turn left into Whipton Lane. Continue down taking the 2nd right into Lonsdale Road then 1st right into Stanwey where the property in question will be found on the corner of Lonsdale Road and Stanwey.

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.

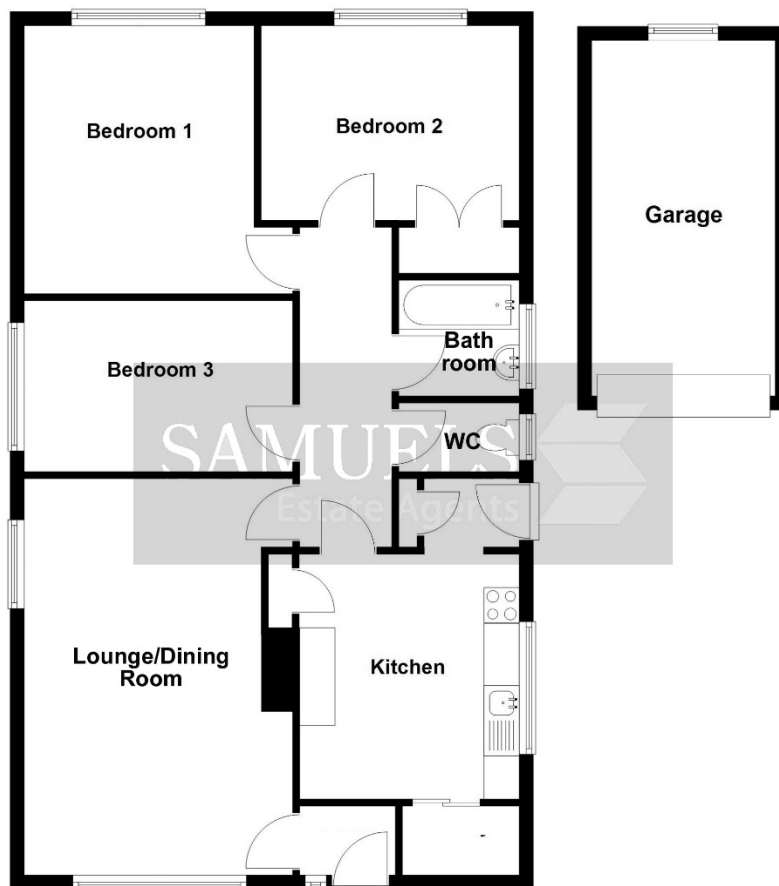
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/9003/AV



Total area: approx. 84.6 sq. metres (910.7 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	4 G	