



**4 WATER LANE
HAVEN BANKS
EXETER
EX2 8BY**

PROOF COPY



£250,000 FREEHOLD



A beautifully presented mid terraced house occupying a fabulous position within walking distance of Exeter quayside and local amenities. Two bedrooms. First floor modern bathroom. Spacious sitting room. Modern kitchen/breakfast room. Quality fitted uPVC double glazed conservatory. Delightful enclosed easy to maintain rear garden part of which provides off road parking. uPVC double glazing. Gas central heating. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Attractive part obscure uPVC double glazed front door leads to:

SITTING ROOM

14'2" (4.32m) x 12'8" (3.86m) into recess. Quality oak wood flooring. Radiator. Television aerial point. Large understair recess. Stairs rising to first floor. Dado rail. uPVC double glazed window to front aspect. Oak wood door leads to:

KITCHEN/BREAKFAST ROOM

12'8" (3.86m) x 9'0" (2.74m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback incorporating breakfast bar. Fitted Smeg oven. Four ring Smeg electric hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated upright fridge freezer. Plumbing and space for washing machine. Radiator. Vinyl flooring. uPVC double glazed window to rear aspect. uPVC double glazed door leads to:

CONSERVATORY

11'0" (3.35m) x 7'4" (2.54m). A quality fitted uPVC double glazed conservatory with power and light. Vinyl flooring. Obscure uPVC double glazed windows to both side elevations. uPVC double glazed door, with side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Inset LED spotlights to ceiling. Dado rail. Access, via folding wooden ladder, to insulated and part boarded roof space with electric light and also housing boiler serving central heating and hot water supply (installed 2021).

From first floor landing, oak wood door leads to:

BEDROOM 1

12'8" (3.86m) maximum into wardrobe space reducing to 9'2" (2.79m) x 10'8" (3.25m). Radiator. Large built in double wardrobe. uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

BEDROOM 2

12'8" (3.86m) x 6'4" (1.93m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

BATHROOM

A matching suite comprising panelled bath with modern style mixer tap including shower attachment, tiled splashback, fitted electric shower unit over and glass shower screen. Wash hand basin with low level WC. Radiator. Tiled wall surround. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a small walled area of garden laid to paving and decorative stone chippings for ease of maintenance. Gate and pathway lead to the front door. The rear garden is a particular feature of the property consisting of an attractive paved patio with small retaining wall. Steps leading to timber summer house. Side flower/shrub bed. Dividing pathway leads to additional paved patio part of which is laid to concrete to either provide additional patio space or off road parking for vehicle with vehicle access gate to the rear. The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit into Alphington Street. At the traffic light junction turn left again into Haven Road continue around bearing right into Water 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 on 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 surveyors 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.

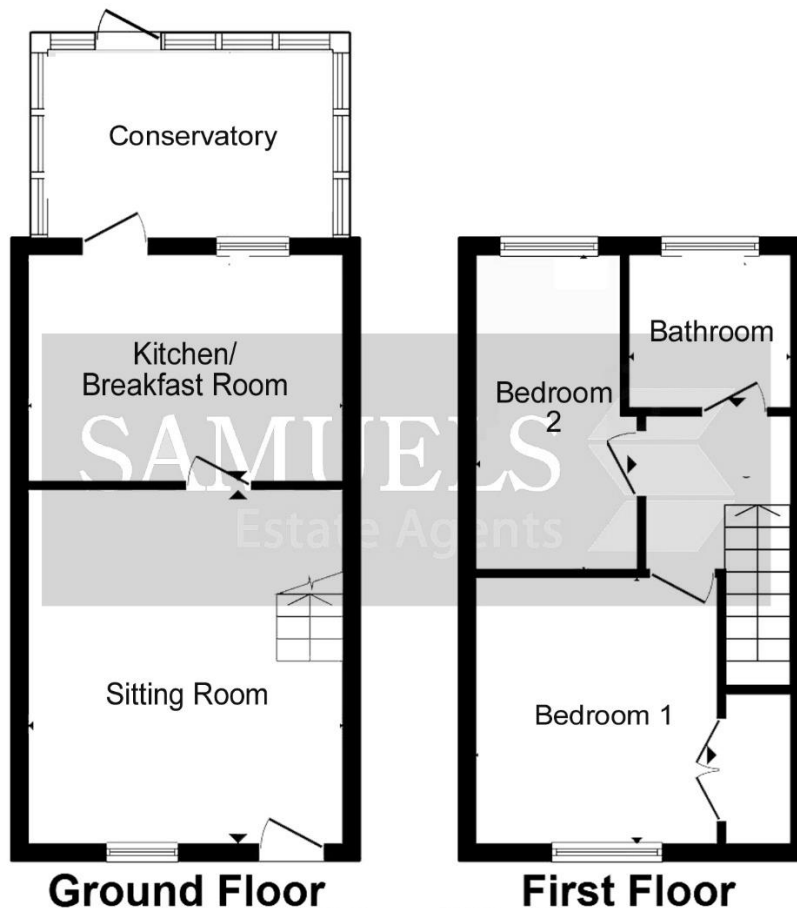
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0625/8670/AV



Ground Floor

First Floor

Total floor area 63.0 sq.m. (678 sq.ft.) approx

Floor plan for illustration purposes only – not to scale



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