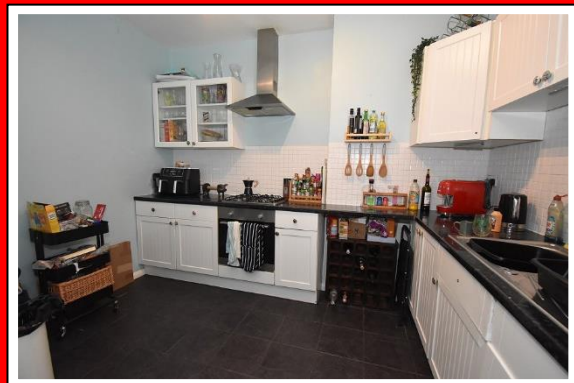




**84 BULLER ROAD
ST THOMAS
EXETER
EX4 1BD**



£264,500 FREEHOLD



A well proportioned bay fronted mid terraced house occupying a highly convenient level position close to all local amenities. Presented in good decorative order throughout. Two bedrooms. Spacious first floor bathroom. Entrance hall. Sitting room. Dining room. Kitchen/breakfast room. Utility area. Ground floor study/hobbies room. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying southwesterly aspect. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure glass panelled front door leads to:

ENTRANCE VESTIBULE

Internal door to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Dado rail. Door to:

DINING ROOM

11'4" (3.45m) x 10'4" (3.15m). Radiator. Understair storage cupboard. Smoke alarm. Feature archway opens to:

SITTING ROOM

13'0" (3.96m) into bay x 10'8" (3.25m). Radiator. Feature cast iron fireplace with grate, wood surround and mantel over. Television aerial point. uPVC double glazed bay window to front aspect.

From dining room, doorway opens to:

KITCHEN/BREAKFAST ROOM

14'4"(4.37m) x 11'0" (3.35m). A spacious room fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Space for upright fridge freezer. Space for table and chairs. Tiled floor. Skylight window to part pitched ceiling. Inset LED spotlights to part pitched ceiling. Opening to:

UTILITY AREA

6'2" (1.88m) x 5'4" (1.63m). Fitted roll edge worktop. Plumbing and space for washing machine. Further appliance space. Window to rear aspect. Part glazed door provides access and outlook to rear garden. Doorway opens to:

STUDY

8'8" (2.64m) x 5'10" (1.78m). A great room to provide a number of uses. Radiator. Power and light. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR HALF LANDING

Obscure glass paned door leads to:

BATHROOM

11'2" (3.40m) x 7'8" (2.30m). A spacious bathroom fitted with a matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit including separate shower attachment, glass shower screen and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Double width storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Linen cupboard. Access to roof space. Exposed wood door leads to:

BEDROOM 1

14'2" (4.32m) x 10'8" (3.25m). A light and spacious room with exposed wood flooring. Feature cast iron fireplace with fire surround and mantel over. Picture rail. Radiator. Two uPVC double glazed window to front aspect.

From first floor full landing, exposed wood door leads to:

BEDROOM 2

10'4" (3.15m) x 8'4" (2.54m). Radiator. Picture rail. uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is a walled garden with pathway leading to the front door. The rear garden enjoys a south westerly aspect whilst consists of an area laid to artificial turf for ease of maintenance. Flower/shrub bed. Attractive brick paved patio with timber shed. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 2nd exit left into Cowick Street, continue under the bridge and at the 2nd set of traffic lights turn right into Buller Road. 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.

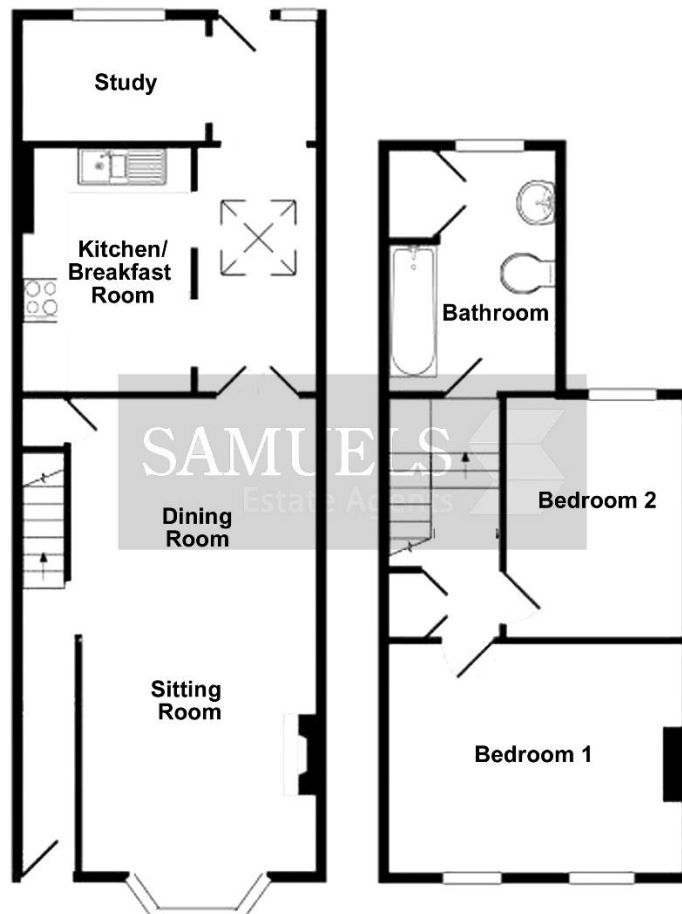
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0124/8554/V



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		