



**15 BROOKSIDE CRESCENT  
EXETER  
DEVON  
EX4 8NF**

PROOF COPY



**£260,000 FREEHOLD**



**A semi detached bungalow occupying a level position providing good access to local amenities and Exeter city centre. Requiring a degree of modernisation. Two bedrooms. Entrance vestibule. Reception hall. Lounge/dining room. Kitchen. Conservatory. Utility room. Shower/wet room. Enclosed rear garden. Single garage. Gas central heating. uPVC double glazing. No chain. Viewing recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Obscure double glazed glass paned door to:

### **RECEPTION HALL**

Radiator. Access to roof space. Smoke alarm. Telephone point. Cupboard, with fitted shelving, housing boiler serving central heating and hot water supply. Door to:

### **LOUNGE/DINING ROOM**

14'10" (4.52m) x 11'6" (3.51m). Radiator. Living flame effect electric fire with fire surround and mantle over. Television aerial point. Telephone point. Double glazing sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN**

9'4" (2.84m) x 8'8" (2.64m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit. Space for electric cooker. Upright storage cupboard. Radiator. uPVC double glazed window to side aspect. Part glass panelled door leads to:

### **CONSERVATORY**

6'10" (2.08m) x 6'8" (2.03m). Full height uPVC double glazed windows and door providing access and outlook to rear garden. Doorway opens to:

### **UTILITY ROOM**

5'10" (1.78m) x 5'0" (1.52m). Power and light. Plumbing and space for washing machine. Further appliance space. uPVC double glazed window to rear aspect.

From reception hall, door to:

### **BEDROOM 1**

13'8" (4.17m) x 10'4" (3.15m). Built in double wardrobe. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

### **BEDROOM 2**

10'4" (3.15m) x 8'2" (2.49m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

### **SHOWER/WET ROOM**

6'8" (2.03m) x 5'4" (1.63m). Comprising tiled shower area with fitted electric shower unit. Wash hand basin. WC. Radiator. Tiled wall surround. Fitted mirror. Electric wall heater. Medicine cabinet. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a gravelled area of garden well stocked with a variety of maturing shrubs, plants and bushes. A shared driveway, with water tap, leads to the front/side door whilst providing access to:

### **SINGLE GARAGE**

12'10" (3.91m) x 8'2" (2.49m). Up and over door.

From the driveway a side gate leads to the rear garden which consists of an attractive paved patio with retaining wall with well stocked shrub beds. Dividing steps lead to a further two tiered paved patio with timber shed. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the next roundabout take the 3<sup>rd</sup> exit left onto Prince Charles Road. Continue along to the roundabout and take the 1<sup>st</sup> exit left onto Calthorpe Road which connects to Beacon Lane and proceed along and over the mini roundabout and continue almost to the brow of the hill turning left into Central Avenue. Continue to the end of this road and turn right into Brookside Crescent

## **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.

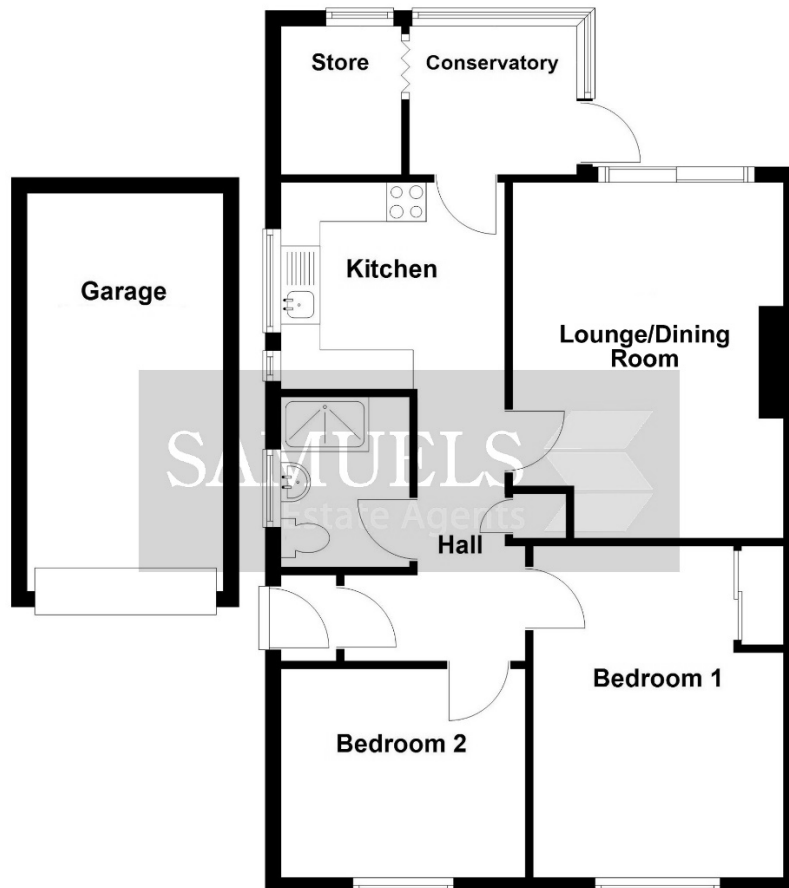
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0924/8740/AV**



Total area: approx. 77.5 sq. metres (833.9 sq. feet)

Floor plan for illustration purposes only – not to scale



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