



**45 BLACKBOY ROAD
EXETER
DEVON
EX4 6SZ**



£450,000 FREEHOLD



An opportunity to acquire a spacious five bedroom HMO situated in a highly convenient position providing good access to local amenities, Exeter city centre and university. Five good size bedrooms. Reception hall. Kitchen. Ground floor cloakroom. First floor bathroom. Gas central heating. uPVC double glazing. Good size paved and lawned rear garden. Private parking for approximately two/three vehicles dependant on size. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Tiled floor. Radiator. Stairs rising to first floor. Inset LED spotlights to ceiling. Smoke alarm. Deep understair storage cupboard housing electric meter and consumer unit. Door to:

SITTING ROOM/BEDROOM 1

16'0" (4.88m) into bay x 12'10" (3.91m). Radiator. Tiled fireplace. Large uPVC double glazed bay window to front aspect.

From reception hall, door to:

DINING ROOM/BEDROOM 2

12'0" (3.66m) x 11'2" (3.40m). Tiled fireplace. Radiator. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

12'8" (3.86m) x 8'4" (2.54m). Fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Doorway opens to:

REAR LOBBY

Obscure uPVC double glazed door provides access to rear garden. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin. Tiled wall surround. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Inset LED spotlights to ceiling. Door to:

BEDROOM 3

12'8" (3.86m) x 8'6" (2.59m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

12'0" (3.66m) excluding door recess x 11'2" (3.40m). Built in wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 5

16'0" (4.88m) maximum into bay x 13'0" (3.96m). Radiator. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

BATHROOM

Comprising bath with modern style mixer tap, fitted electric shower unit and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Radiator. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is an enclosed garden laid to lawn with various maturing shrubs and plants. Pillared entrance with gate and dividing pathway leading to the front door. To the right side elevation is a side gate and pathway leading to the rear garden which consists of two paved patio areas. Retaining wall with steps leading to two tiered areas of lawned garden. Dividing pathway and steps leads to a raised hard standing providing parking for approximately two/three vehicles dependant on size.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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 C (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and continue along this road and the property will be found approximately half way up 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 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.

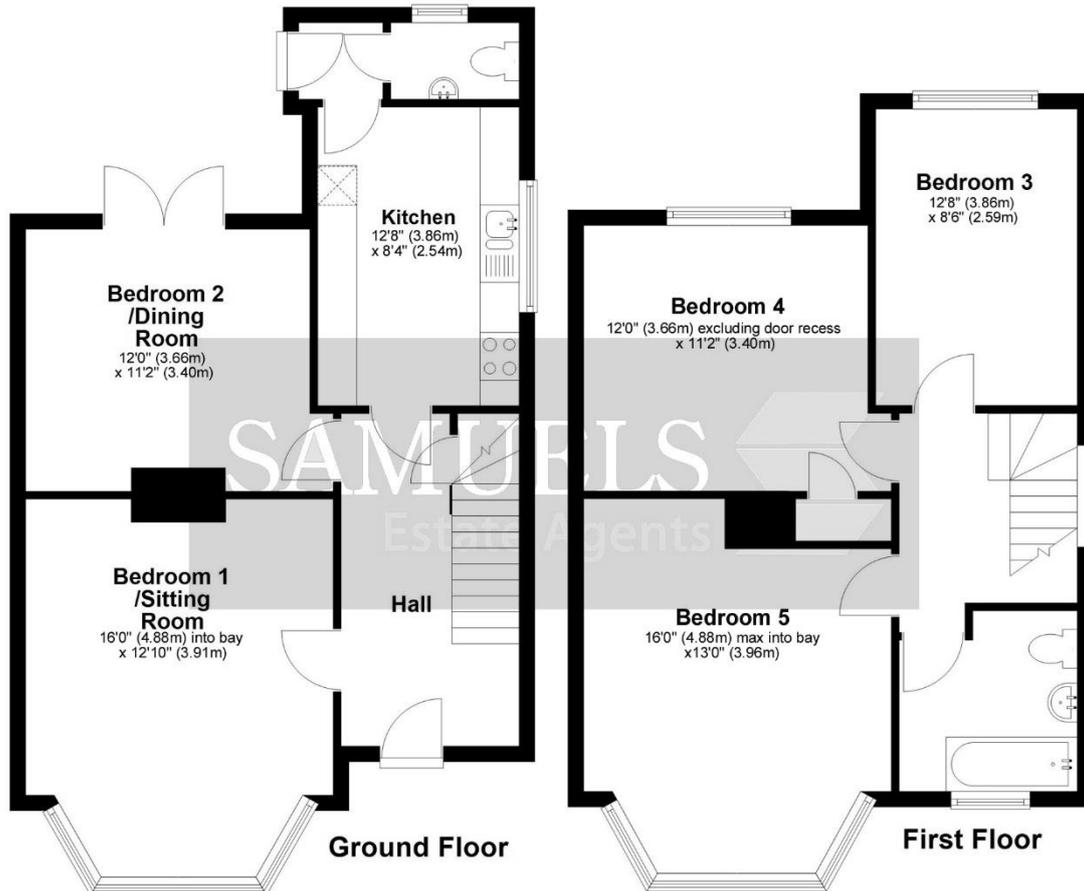
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9137/AV



Total area: approx. 107.2 sq. metres (1154.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		