



**59 LEWIS CRESCENT
CLYST HEATH
EXETER
EX2 7TD**

PROOF COPY



OFFERS IN EXCESS OF £300,000 FREEHOLD



A well appointed much improved and modernised family home situated within this highly sought after residential development providing good access to local amenities, Digby railway station and major link roads. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Lounge/dining room. Modern kitchen. Utility room. Office/study. uPVC double glazed conservatory. Private driveway. Enclosed rear garden. Gas central heating. uPVC double glazing. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Obscure uPVC double glazed front door leads to:

RECEPTION HALL

Engineered oak wood flooring. Thermostat control panel. Radiator. Stairs rising to first floor. Smoke alarm. Oak wood door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin set in vanity unit with cupboard space beneath. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, glass panelled oak wood door leads to:

LOUNGE/DINING ROOM

19'8" (5.99m) x 9'10" (3.0m). A light and spacious room. Engineered oak wood flooring. Two radiators. Television aerial point. Telephone point. Inset LED spotlights to ceiling. Double glazed sliding patio door provides access to:

CONSERVATORY

10'2" (3.10m) x 8'8" (2.64m). A quality fitted uPVC double glazed conservatory with pitched double glazed roof. Laminate wood effect flooring. Power and light. Feature vertical radiator. uPVC double glazed windows and doors providing access and outlook to rear garden.

From lounge/dining room, frosted glass oak wood door leads to:

KITCHEN

9'4" (2.84m) x 8'0" (2.44m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Integrated dishwasher. Wall mounted concealed boiler serving central heating and hot water supply. Radiator. uPVC double glazed window and door providing access and outlook to rear garden. Doorway opens to:

UTILITY ROOM

8'2" (2.49m) x 7'4" (2.24m). Range of matching base and eye level cupboards. Wood effect work surfaces. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Upright storage cupboard. Door to:

OFFICE/STUDY

8'8" (2.64m) x 8'4" (2.54m). Power and light. Electric wall heater. Frosted uPVC double glazed door, with matching side panels, provides access to front elevation.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Radiator. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

BEDROOM 1

12'0" (3.66m) maximum x 10'2" (3.10m) maximum into wardrobe space. Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect. Door to:

ENSUITE SHOWER ROOM

A refitted modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Feature vertical radiator. Tiled floor. Inset LED spotlights to ceiling. Extractor fan.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) x 8'0" (2.44m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

8'8" (2.64m) x 8'5" (2.57m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative chipped slate and paving. Hedgerow and maturing tree. Access to front door. Outside light and water tap. A private driveway provides parking for one vehicle.

The rear garden consists of a paved patio with outside lighting, water tap and external power points. Raised composite decked terrace with steps leading down to an attractive paved patio, rockery and section of garden laid to decorative stone chippings for ease of maintenance. Storage shed. Enclosed to all sides.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice & data limited, Three no voice or data, O2 voice likely & data limited, Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st exit left onto Rydon Lane (inner bypass). Continue straight ahead, passing Pynes Hill Business Park, and at the next set of traffic lights turn right signposted 'Superstore' and proceed down. Continue over the two mini roundabouts and proceed down taking the next left into Lewis Crescent where the property in question will be found on the right 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.

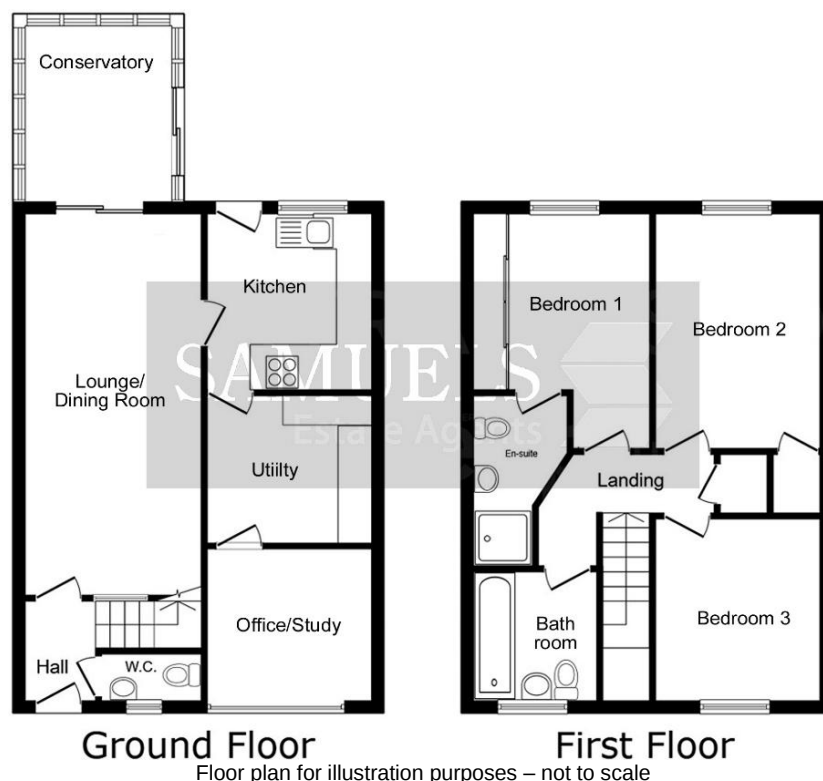
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		