

**78 ROWAN WAY  
EXWICK  
EXETER  
EX4 2DT**



**£250,000 FREEHOLD**



**A well proportioned mid terraced house occupying a highly convenient position providing good access to local amenities, St Davids mainline railway station and riverside walks. Three bedrooms. First floor bathroom. Reception hall. Lounge/dining room. Kitchen. Gas central heating. Double glazing. Enclosed rear garden. Fine outlook and views over neighbouring area, parts of Exeter and beyond. Viewing recommended.**

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

Canopy entrance. Part obscure double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Stairs rising to first floor. Telephone point. Understair storage cupboard. Smoke alarm. Obscure glass panelled door leads to:

### **LOUNGE/DINING ROOM**

21'6" (6.55m) x 10'8" (3.25m) maximum reducing to 9'6" (2.90m) dining room end. A light and spacious room. Marble effect fireplace, raised hearth, inset living flame effect gas fire with wood surround and mantel over. Radiator. Television aerial point. Double glazed window to front aspect with outlook over front garden. Serving hatch to kitchen. Double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN**

10'8" (3.25m) maximum reducing to 7'10" (2.39m) x 7'0" (2.13m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Larder cupboard. Tiled floor. Radiator. Double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Access, via pull down aluminium ladder, to roof space housing boiler serving central heating and hot water supply. Smoke alarm. Door to:

### **BEDROOM 1**

11'10" (3.61m) x 10'0" (3.05m). Radiator. Airing/linen cupboard with fitted shelving and radiator. Double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **BEDROOM 2**

10'0" (3.05m) x 9'2" (2.79m). Radiator. Double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

8'0" (2.44m) x 6'8" (2.03m). Radiator. Double glazed window to rear aspect with outlook over rear garden, parts of Exeter and beyond.

From first floor landing, door to:

### **BATHROOM**

A matching suite comprising panelled bath with modern style mixer tap and fitted electric shower unit over. Wash hand basin. Low level WC. Heated ladder towel rail. Medicine cabinet. Light/shaver point. Obscure double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is a two tiered area of garden laid to decorative stone chippings for ease of maintenance. Steps lead down to the front door. The rear garden consists of a paved patio with water tap leading to a shaped area of lawn. Enclosed by new timber panelled fencing to all sides. Dividing pathway leads to a rear gate in turn providing access to an additional area of garden and access to private parking space.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE, Three, O2 and Vodafone all limited - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C

## **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 3<sup>rd</sup> exit left onto Okehampton Street which connects to Okehampton Road. At the traffic light junction turn right into Exwick Road and proceed down to the next set of traffic lights and take the 1<sup>st</sup> left into Winchester Avenue then 1<sup>st</sup> right into Rowan Way. The property in question will be found towards the end of this road 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 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.

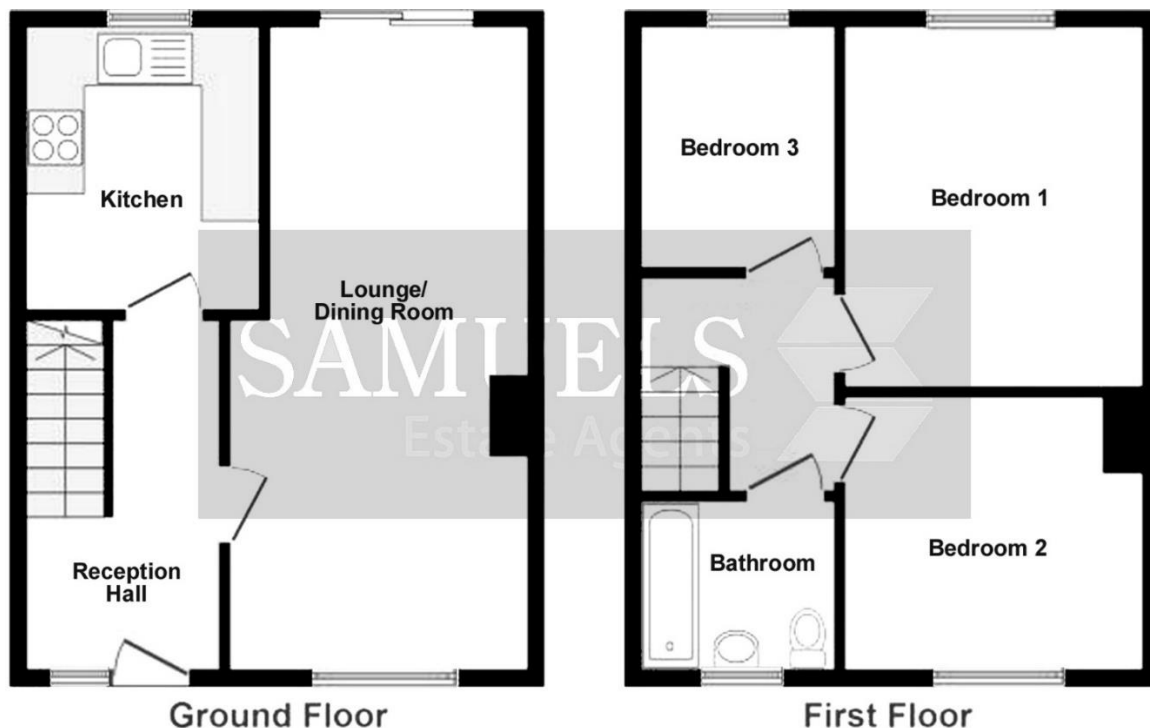
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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.

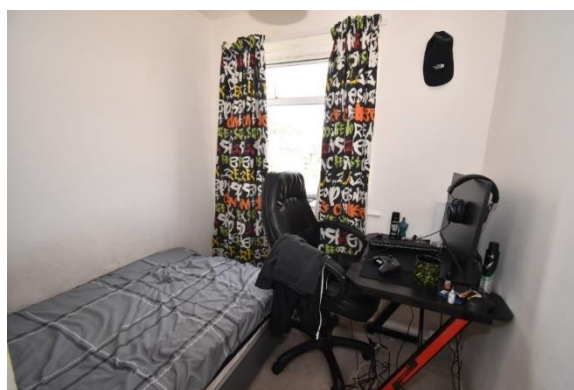
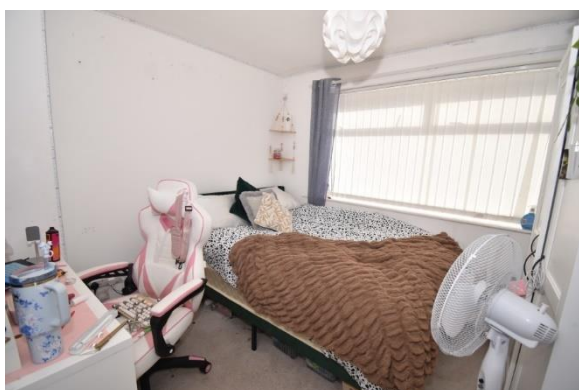
## **REFERENCE**

**CDER/1024/8776/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		