



**68 LOVERIDGE DRIVE  
ALPHINGTON  
EXETER  
EX2 0AE**



**£320,000 FREEHOLD**



**A fabulous well appointed end terraced family home situated within this highly sought after new development on the outskirts of Exeter providing good access to local amenities and major link roads.**

**Well proportioned living accommodation. Presented in good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Well proportioned modern kitchen/dining room. Gas central heating. uPVC double glazing. Double width driveway providing parking for two vehicles. Enclosed rear garden enjoying westerly aspect. Viewing highly recommended.**

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

Canopy entrance. Attractive composite front door, with inset double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Electric consumer unit. Extractor fan.

From reception hall, door to:

### **SITTING ROOM**

16'2" (4.93m) maximum x 11'10" (3.61m) maximum. A light and spacious room. Radiator. Telephone point. Television aerial point. Thermostat control panel. Smoke alarm. Stairs rising to first floor. uPVC double glazed window to front aspect. Door to:

### **KITCHEN/DINING ROOM**

15'0" (4.57m) x 10'6" (3.20m). Again a light and spacious room fitted with a range of matching base, drawer and eye level cupboards with concealed LED lighting. Wood grain effect roll edge work surfaces with matching splashbacks. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated washer/dryer. Integrated slimline dishwasher. Wall mounted concealed boiler serving central heating and hot water supply. Radiator. Space for table and chairs. Deep understair storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Radiator. Deep storage cupboard. Door to:

### **BEDROOM 1**

13'10" (4.22m) into recess x 8'6" (2.59m). Radiator. Thermostat control panel. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Heated ladder towel rail. Shaver point. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'2" (3.10m) 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 3**

8'10" (2.69m) x 6'4" (1.93m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a double width driveway providing parking for two vehicles. Area of garden laid to decorative chipped slate for ease of maintenance with various young and maturing shrubs including palms. A private pathway and steps lead to the front door. The private pathway extends to the side elevation of the property with gate providing access to the rear garden which is a particular feature of the property enjoying a westerly aspect whilst consisting of a paved patio and outside water tap leading to a shaped area of lawn. To the lower end of the garden is a timber shed. The rear garden is enclosed to all sides.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2, Vodafone

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

Broadband: Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C (Teignbridge)

### DIRECTIONS

Proceed out of Exeter over Exe Bridge and take the first exit left into Alphington Street which then connects into Alphington Road. Proceed along and at the traffic lights with Sainsbury's, bear left, signposted Alphington onto Church Road. At the mini roundabout take the third exit left into Chudleigh Road and again proceed straight ahead passing the church and continue to the next double roundabout taking the 2<sup>nd</sup> exit left again onto Chudleigh Road and proceed down the hill. Take the right hand turning into Stanbury Row and proceed along taking the right hand turning into Loveridge Drive where the property in question will be found a short way along on the left hand side.

### SERVICE/MAINTENANCE CHARGE

We have been advised by our client that a service charge of £173.05 for the maintenance of communal areas has been advised however the charge will not be collected until the building works have been completed.

### 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.

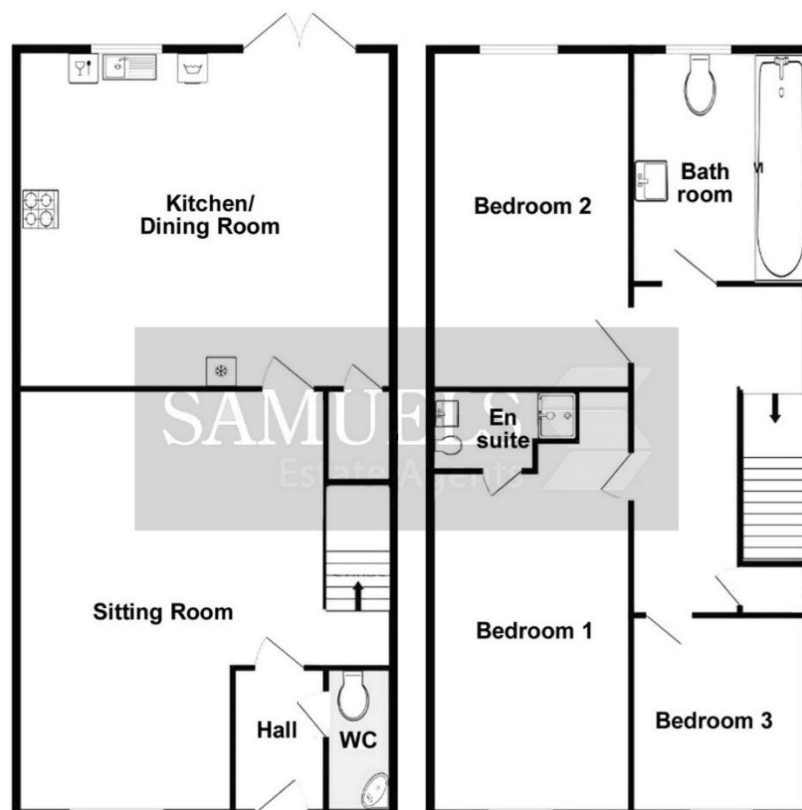
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0625/8972/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		