

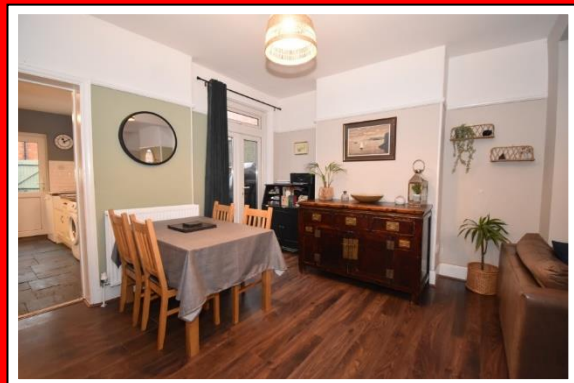


**43 ANTHONY ROAD
HEAVITREE
EXETER
EX1 2SS**

PROOF COPY



£380,000 FREEHOLD



A fabulous much improved and modernised four bedroom family home situated in this popular residential location providing good access to local amenities, popular schools and Heavitree park. Well presented accommodation arranged over three floors. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Sitting room. Dining room. Modern kitchen. Gas central heating. uPVC double glazing. Enclosed paved rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Dado rail. Exposed wood part obscure glazed internal door leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Thermostat control panel. Dado rail. Stairs rising to first floor. Telephone point. Exposed wood door leads to:

SITTING ROOM

13'4" (4.06m) into bay x 11'10" (3.61m) into recess. A spacious room. Feature fireplace with inset living flame effect fire, raised hearth, fire surround and mantel over. Telephone point. Television aerial point. Radiator. Picture rail. uPVC double glazed bay window to front aspect. Large square opening to:

DINING ROOM

11'10" (3.61m) into recess x 11'4" (3.45m) maximum. Laminate wood effect flooring. Radiator. Picture rail. Exposed wood door to reception hall. uPVC double glazed double opening doors providing access and outlook to rear garden. Exposed wood door, with obscure glass panels, leads to:

KITCHEN

12'4" (3.76m) x 8'10" (2.69m). A traditional farmhouse style modern kitchen comprising a range of matching base, drawer and eye level cupboards with concealed lighting. Wood work surfaces with tiled splashbacks. Belfast style sink with traditional style mixer tap. Space for gas cooker. Plumbing and space for washing machine. Further appliance space. Space for fridge and separate freezer. Plumbing and space for dishwasher. Radiator. Attractive tiled floor. Wall mounted boiler serving central heating and hot water supply. Deep understair storage cupboard housing electric meter, gas meter and consumer unit. Two uPVC double glazed windows to side aspect. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Exposed wood door leads to:

BEDROOM 4

9'0" (2.74m) x 6'0" (1.83m) excluding door recess. Radiator. uPVC double glazed window to rear aspect.

From first floor half landing, exposed wood door leads to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit. Folding glass shower screen. Wall hung wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Dado rail. Stairs rising to second floor. Exposed wood door leads to:

BEDROOM 3

11'4" (3.45m) maximum x 9'4" (2.84m). Radiator. Picture rail. Smoke alarm. uPVC double glazed window to rear aspect.

From first floor full landing, exposed wood door leads to:

BEDROOM 2

15'4" (4.67m) maximum x 13'0" (3.96m) maximum into bay. A well proportioned room with a range of built in wardrobes providing hanging and shelving space. Picture rail. Radiator. Television aerial point. uPVC double glazed bay window to front aspect.

SECOND FLOOR LANDING

Inset LED spotlights to ceiling. Access point to deep eaves/storage space. Exposed wood door leads to:

BEDROOM 1

17'4" (5.28m) maximum reducing to 10'2" (3.10m) x 13'0" (3.96m) maximum. Again a well proportioned room. Radiator. Two access points to eaves/storage space. Built in cupboard/wardrobe. Inset LED spotlights to ceiling. Television aerial point. Double glazed Velux style window to front aspect with outlook over neighbouring area and beyond. uPVC double glazed window to rear aspect again with outlook over neighbouring area and beyond. Exposed wood door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double length tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin set in vanity unit with modern style mixer tap and cupboard space beneath. Low level WC. Heated ladder towel rail. Tiled wall surround. Inset LED spotlight to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a small walled area of garden with maturing hedgerow. Pillared entrance with gate and tiled pathway leading to the front door. To the rear of the property is an enclosed paved garden with brick built storage shed. Outside light and water tap. The rear garden is enclosed to all sides whilst two timber double opening gates provide rear access.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

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

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and continue to the traffic light junction and proceed straight ahead down into Pinhoe Road. Continue down taking the right hand turning into Commins Road, proceed over the mini roundabout and continue into Ladysmith Road. Proceed down taking the 1st left into Hanover Road and take the 3rd right into Anthony Road where the property in question will be found 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 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/1124/AV**



Ground Floor
First Floor
Total area: approx. 107.8 sq. metres (1160.8 sq. feet)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |