

**69 POUNDSLAND  
BROADCLYST  
NEAR EXETER  
EX5 3HD**



**£200,000 FREEHOLD**



**A semi detached house situated in this popular village location on the outskirts of Exeter providing good access to local amenities, popular schools and major link roads. Two bedrooms. First floor bathroom. Spacious sitting room. Kitchen/breakfast room. Conservatory/dining room. Private driveway providing parking. Enclosed rear garden with side access. Gas central heating. uPVC double glazing. Requiring a degree of modernisation. Ideal first time buy/investment purchase. No chain. Viewing recommended.**

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

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

### **SITTING ROOM**

13'10" (4.22m) x 12'4" (3.76m) maximum. Two radiators. Television aerial point. Stairs rising to first floor. Understair recess. Smoke alarm. Electric consumer unit. Fireplace with inset living flame effect electric fire, raised hearth, fire surround and mantel over. uPVC double glazed window to front aspect. Door leads to:

### **KITCHEN/BREAKFAST ROOM**

12'4" (3.76m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Radiator. Space for small table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden. Door leads to:

### **CONSERVATORY/DINING ROOM**

9'0" (2.74m) x 8'10" (2.69m). Power and light. uPVC double glazed windows to side and rear aspects. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Radiator. Door to:

### **BEDROOM 1**

12'4" (3.76m) maximum over raised stairwell x 9'10" (3.0m) maximum. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 2**

12'6" (3.81m) x 6'4" (1.93m) reducing to 5'2" (1.57m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with traditional style mixer tap, fitted electric shower unit and tiled splashback. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply (installed 2023). Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a small area of garden laid to paving and shrub beds with surrounding hedgerow. Access to front door. To the left side elevation is a private driveway and raised shrub bed with side gate leading to the rear garden which is mostly laid to concrete and paving for ease of maintenance. Outside light and water tap. Raised shrub bed. The rear garden is enclosed to all sides.

### **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 B (East Devon)

### **DIRECTIONS**

Proceed out of Exeter along Pinhoe Road and continue to the very end, by Sainsbury's, and turn left. At the next set of traffic lights turn left into Main Road Pinhoe, continue over the two mini roundabouts and proceed straight ahead. Proceed along, through West Clyst and continue along taking the next right signposted 'Dog Village' and continue down passing the school on the right hand side and take the left hand turning into Woodbury View. Continue down taking the next left into Woodland Road then 2<sup>nd</sup> left into Poundsland.

## **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.

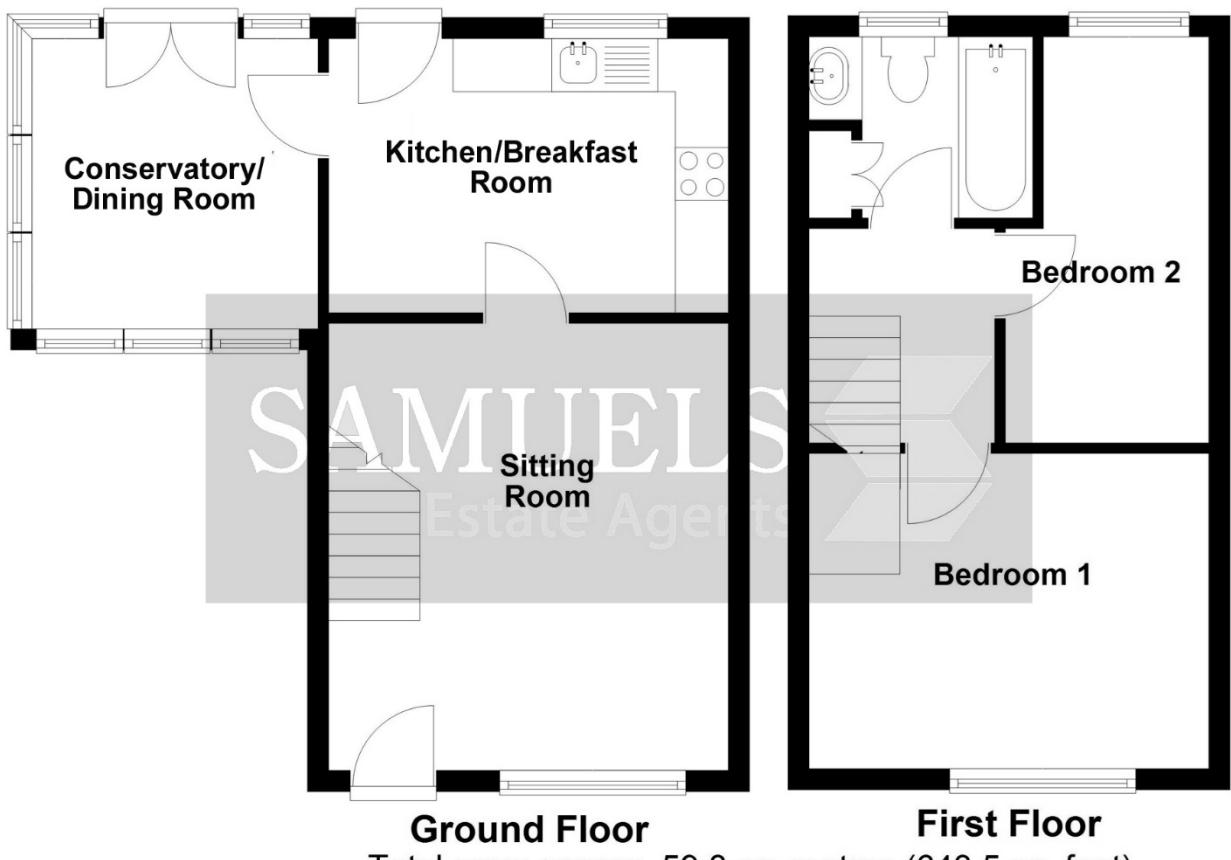
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0126/9105/AV**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		