



**147 TOPSHAM ROAD
ST LEONARDS
EXETER
EX2 4RE**

PROOF COPY



£550,000 FREEHOLD



An opportunity to acquire a fabulous much improved and extended semi detached family home occupying a generous corner plot site situated within this highly sought after residential location providing good access to local amenities, Royal Devon & Exeter hospital, major link roads and city centre. Presented in superb decorative order throughout. Four bedrooms. Dressing room and ensuite shower room to master bedroom. Refitted modern family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Dining room. Well proportioned modern kitchen/dining/family room. Utility room. Enclosed garden. Private driveway plus additional gravelled driveway providing ample parking. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Dado rail. Picture rail. Smoke alarm. Understair cupboard housing gas meter, electric meter and consumer unit. Full height obscure uPVC double glazed window to front aspect. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with tiled splashback. Tiled floor. Radiator.

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

DINING ROOM

14'8" (4.47m) into bay x 11'10" (3.61m) into recess. Engineered oak wood flooring. Radiator. Picture rail. uPVC double glazed bay window to rear aspect with door providing access and outlook to rear garden. Feature archway opens to:

SITTING ROOM

13'0" (3.96m) into bay x 12'10" (3.91m) into recess. Engineered oak wood flooring. Feature Minster style fireplace with inset living flame effect electric fire, raised hearth and mantel over. Telephone point. Television aerial point. Picture rail. Radiator. uPVC double glazed bay window to front aspect.

From reception hall, glass paned door leads to:

KITCHEN/DINING/FAMILY ROOM

20'0" (6.10m) x 20'0" (6.10m) maximum reducing to 10'10" (3.30m). A fabulous well proportioned room with modern installed fitting kitchen comprising a range of matching base, drawer and eye level units. Quartz work surfaces. Single drainer sink unit with modern style mixer tap. Fitted oven/grill. Fitted microwave grill. Fitted induction hob with quartz splashback and filter/extractor hood over. Integrated dishwasher. Integrated fridge and separate freezer. Upright storage cupboard. Oak wood flooring. Space for table and chairs as well as additional furniture including sofa etc. Feature vertical radiator. Inset LED spotlights to ceiling. Oak wood flooring. Additional radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Large uPVC double glazed double opening doors providing access and outlook to side garden. Doorway leads to:

UTILITY ROOM

7'0" (2.13m) x 4'0" (1.22m). Fitted roll edge work surfaces. Plumbing and space for washing machine. Further appliance space. Storage cupboard. Wall mounted boiler serving central heating and hot water supply. Tiled floor. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR SPLIT LEVEL LANDING

Inset LED spotlights to ceiling. Smoke alarm. Built in cupboard with fitted shelving and hanging rail. Linen cupboard with fitted shelving. Oak wood door leads to:

BEDROOM 1

13'0" (3.96m) x 11'4" (3.45m) maximum. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to both front and side aspects with outlook over neighbouring area and beyond. Doorway opens to:

DRESSING ROOM

6'8" (2.03m) x 5'2" (1.57m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect with outlook over neighbouring area and beyond. Oak wood door leads to:

ENSUITE SHOWER ROOM

6'8" (2.03m) x 5'10" (1.78m). Comprising good size shower enclosure with toughened glass shower screen and fitted mains shower unit. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Fitted mirror. Laminate wood effect flooring. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

From first floor landing, oak wood door leads to:

BEDROOM 2

13'10" (4.22m) into bay x 12'0" (3.66m) into recess. Radiator. Picture rail. Television aerial point. Inset LED spotlights to ceiling. uPVC double glazed bay window to front aspect.

From first floor landing, oak wood door leads to:

BEDROOM 3

13'2" (4.01m) x 11'10" (3.61m). Radiator. Picture rail. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect.

From first floor landing, oak wood door leads to:

BEDROOM 4

7'10" (2.39m) x 7'8" (2.30m). Picture rail. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, oak wood door leads to:

BATHROOM

9'5" (2.87m) x 7'8" (2.30m). A fabulous modern bathroom comprising deep panelled bath with modern style mixer tap including shower attachment and tiled splashback. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath and tiled splashback. Fitted mirror. Low level WC. Shower enclosure with fitted main shower unit. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from occupying a good size corner plot site with gardens to three sides. The property is approached via a pillared entrance leading to a private driveway providing parking for several vehicles. Steps lead to the front door with courtesy light. To the rear elevation is a concrete and paved patio with two timber sheds. Outside light and water tap. Side gate opens to the side area of garden, which is a particular feature of the property, consisting of an extensive paved patio with outside lighting. Neat shaped area of level lawn. Enclosed to all sides. A side timber gate leads to a further private parking area laid to gravel.

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 – High risk

Mining: No risk from mining

Council Tax: Band D

DIRECTIONS

Proceeding out of Exeter down Holloway Street which connects to Topsham Road proceed along passing County Hall and the property in question will be found on the left hand side on the corner of Buckereil Avenue.

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.

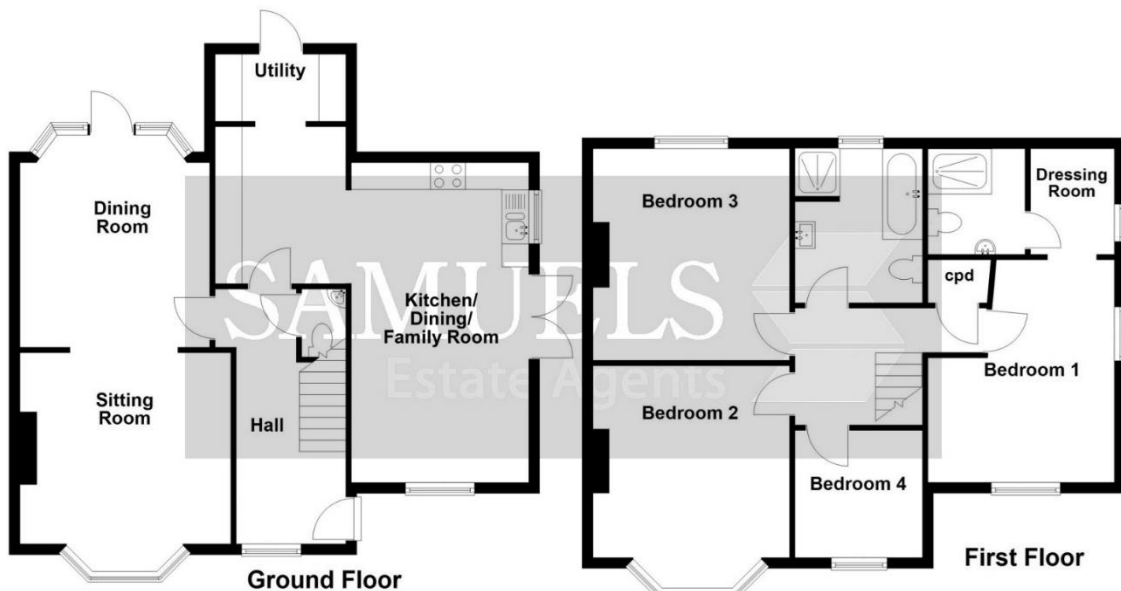
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8742/AV



Total area: approx. 138.1 sq. metres (1486.2 sq. feet)
Floor plan for illustration purposes only – not to scale



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