

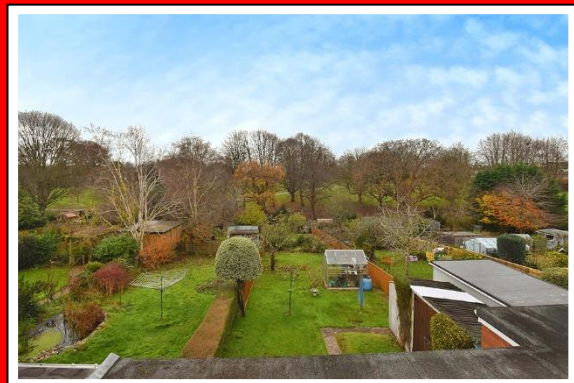


**50 CHARD ROAD
HEAVITREE
EXETER
EX1 3AX**

PROOF COPY



£475,000 FREEHOLD



An opportunity to acquire a fabulous extended 1930's style semi detached family home with good size rear garden measuring approximately 154ft in length (46.94m) and fine outlook and views over neighbouring Heavitree park. Three bedrooms. First floor refitted modern shower room. Reception hall. Sitting room. Separate lounge/dining/family room. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Private driveway. Fabulous rear garden. Highly sought after residential location providing good access to local amenities and popular schools. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door, with matching side panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Cloak hanging space. Picture rail. Smoke alarm. Deep understair storage cupboard housing electric meter and gas meter. Panelled door leads to:

SITTING ROOM

13'10" (4.22m) into bay x 12'6" (3.81m) into recess. Marble effect fireplace with inset living flame effect gas fire, raised hearth and mantel over. Two wall light points. Radiator. Picture rail. uPVC double glazed bay window to front aspect.

From reception hall, panelled door leads to:

LOUNGE/DINING ROOM/FAMILY ROOM

20'6" (6.25m) x 10'0" (3.05m) maximum reducing to 9'4" (2.84m) excluding alcoves. A light and spacious extended room. Two radiators. Four wall light points. Built in storage cupboards and display shelving into alcoves. Large uPVC double glazed window to rear aspect offering fine outlook over rear garden and neighbouring Heavitree Park.

From reception hall, doorway opens to:

KITCHEN/BREAKFAST ROOM

16'10" (5.13m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces, incorporating breakfast bar, with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Space for electric cooker. Plumbing and space for dishwasher. Plumbing and space for washing machine. Space for fridge freezer. Radiator. Wall mounted boiler serving central heating and hot water supply. Two uPVC double glazed windows to side aspect. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. uPVC double glazed window to side aspect. Panelled door leads to:

BEDROOM 1

13'8" (4.17m) into bay x 11'4" (3.45m) into recess. Radiator. Two built in wardrobes either side of chimney breast. Picture rail. uPVC double glazed bay window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

11'6" (3.51m) x 11'4" (3.45m) into recess. Radiator. Built in wardrobe. Picture rail. Two wall light points. uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring Heavitree Park and beyond.

From first floor landing, panelled door leads to:

BEDROOM 3

7'10" (2.39m) x 7'0" (2.13m). Radiator. Picture rail. Range of built in furniture consisting wardrobe and shelving. Telephone point. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

SHOWER ROOM

6'10" (2.08m) x 5'10" (1.78m). A refitted modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Heated ladder towel rail. Access to roof space. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property is approached via a pillared entrance with double opening gates leading to a private driveway providing parking. Neat shaped area of lawn with flower/shrub beds. Access to front door. To the right side elevation is a wide pathway in turn providing access to the rear garden, which is a particular feature of the property, measures approximately 154ft in length (46.94m) enjoys a southerly aspect and consists of a concrete patio, outside WC and water tap. Good size storage shed. Dividing pathway leads down to an extensive lawned area of garden with various maturing trees, shrubs and plants. Greenhouse. Side pathway leads down to a further area of garden laid to lawn whilst to the lower end of the garden is an area designated for vegetable /soft fruit growing. Timber shed

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage. electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE Limited – Three, O2 and Vodafone Likely - Outdoors - all 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 D

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street turn left at the traffic lights into North Street which then connects to South Lawn Terrace. At the roundabout bear left onto Hamlin Lane and proceed down taking the next right into Chard Road, the property in question will be found 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.

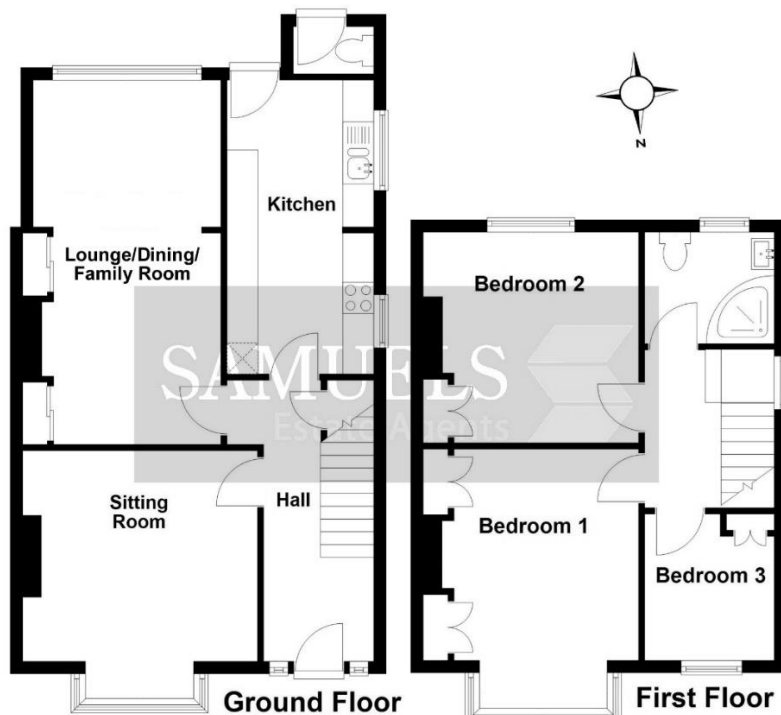
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1124/8809/AV



Total area: approx. 95.9 sq. metres (1032.2 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		