



**15 ADDISON CLOSE
REDHILLS
EXETER
EX4 1FJ**



£250,000 FREEHOLD



A well proportioned end terraced family home situated in this popular residential area convenient to local amenities, St Davids mainline railway station and Exeter city centre. Three bedrooms. First floor bathroom. Entrance hall. Sitting room. Kitchen/dining room. Gas central heating. uPVC double glazing. Good size enclosed rear garden. Pleasant outlook over neighbouring area and beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Telephone point. Stairs rising to first floor. Cloak hanging space. Thermostat control panel. Door to:

SITTING ROOM

14'2" (4.32m) x 12'8" (3.86m). Radiator. Dado rail. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Door to:

KITCHEN/DINING ROOM

15'4" (4.67m) x 10'8" (3.25m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for range cooker. Plumbing and space for washing machine. Space for double width fridge freezer. Further appliance space. Space for table and chairs. Radiator. Larder cupboard. Dado rail. Double glazed sliding patio door providing access and outlook to rear garden. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect. Part obscure uPVC double glazed door leads to:

REAR LOBBY

Power and light. Water tap. Double glazed windows to both side and rear aspects with outlook over rear garden. Stable style door provides access to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Deep storage cupboard housing boiler serving central heating and hot water supply. Access to roof space. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

13'2" (4.01m) maximum into wardrobe space x 9'8" (2.95m) maximum. Range of built in wardrobes to one wall providing hanging and shelving space and end drawer unit with adjoining shelving. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) x 9'0" (2.74m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'2" (2.79m) x 5'8" (1.73m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with fitted electric shower unit. Wash hand basin. Low level WC. Tiled wall surround. Radiator. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a small area of garden laid to artificial turf and shrub bed. Hardstanding for small vehicle. Steps leading to front door. To the left side elevation is a gate and wide pathway, with outside light, providing access to the rear garden which consists of a paved patio and raised area of garden laid to artificial turf. Shaped area of lawn with dividing pathway and side shrub beds leading down to the lower end of the garden with greenhouse, two timber sheds and concrete patio. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

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 C (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left into Okehampton Street which then connects to Okehampton Road. At the traffic light/crossroad junction proceed straight ahead up into Redhills and continue to the brow of the hill taking the right hand turning into Addison Close.

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/0725/9001AV



Ground Floor

First Floor

Total area: approx. 74.8 sq. metres (805.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		