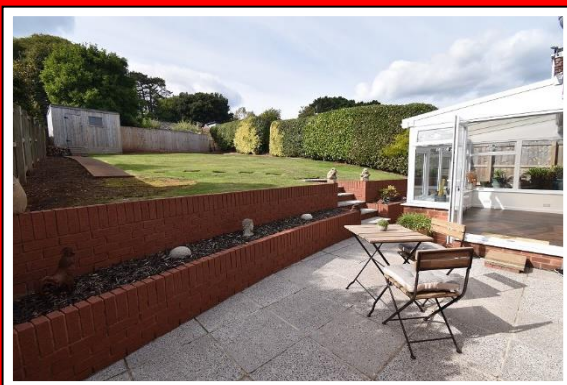




**7 SUSSEX CLOSE  
HIGHER ST THOMAS  
EXETER  
EX4 1LP**



**£450,000 FREEHOLD**



An opportunity to acquire a much improved and modernised detached chalet style bungalow situated within this highly sought after residential location with fine outlook over neighbouring area, parts of Exeter and beyond. Presented in superb decorative order throughout. Two double bedrooms. Large entrance vestibule. Reception hall. Light and spacious sitting room. Quality refitted modern kitchen/breakfast room. Good size dining room. uPVC double glazed conservatory. Refitted modern bathroom. Gas central heating. Double glazing. Extensive brick paved private driveway providing ample parking. Good size well maintained lawned rear garden. A stunning property. Viewing highly recommended.

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

Attractive lead effect uPVC double glazed front door, with matching side panel, leads to:

### **LARGE ENTRANCE VESTIBULE**

Tiled floor. Wall light point. Obscure uPVC double glazed door leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Inset LED spotlights to ceiling. Cloak cupboard. Obscure uPVC double glazed window to front aspect. Door to:

### **SITTING ROOM**

17'8" (5.38m) x 12'4" (3.76m). A light and spacious room. Fireplace recess with wood burning stove. Two radiators. Telephone point. Television aerial point. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Large uPVC double glazed window, with bespoke window shutters, to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

17'0" (5.18m) x 9'4" (2.84m). A quality modern fitted System 6 kitchen comprising an extensive range of matching base and drawer units with quartz silestone work surfaces with matching splashback. Large bowl sink unit with Quooker hot water tap set within work surface. Fitted Neff pyrolytic oven. Neff induction hob. Integrated Neff dishwasher. Integrated upright fridge freezer. Pull out larder cupboard. Feature vertical radiator. Feature exposed brick effect wall. Inset LED spotlights to ceiling. Space for table and chairs. uPVC double glazed window, with bespoke window shutters, to rear aspect with outlook over rear garden. Doorway opens to:

### **DINING ROOM**

12'6" (3.81m) x 12'4" (3.76m). Again a well proportioned room. Radiator. Inset LED spotlights to ceiling. Large opening to:

### **CONSERVATORY**

14'8" (4.47m) maximum x 7'10" (2.39m) maximum. A quality fitted uPVC double glazed conservatory with dwarf wall. Radiator. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **BATHROOM**

10'6" (3.20m) x 5'6" (1.68m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Good size tiled shower enclosure with toughened glass shower screen and fitted mains shower unit including separate shower attachment. Tiled wall surround. Tiled floor. Feature vertical radiator. Understair storage cupboard. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Inset LED spotlight to ceiling. Door to:

### **BEDROOM 1**

18'4" (5.59m) x 10'5" (3.18m) excluding wardrobe space. Two built in double wardrobes. Additional wardrobe with fitted shelving. Two radiators. Access point to eaves/storage space. Aluminium double glazed window, with bespoke window shutters, to front aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond. uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'2" (3.10m) excluding wardrobe space x 8'0" (2.44m). Built in double wardrobe. Access point to eaves/storage space. Radiator. uPVC double glazed window to side aspect.

From first floor landing, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround. Tiled floor. Double glazed Velux style window to rear aspect with outlook over rear garden.

### **OUTSIDE**

To the front of the property is a raised area of garden mostly laid to decorative stone chippings for ease of maintenance with maturing palm. An attractive brick paved double width driveway provides ample parking part of which provides access to:

### **SINGLE GARAGE**

With electronically operated roller front door. Power and light. Electric meter. Gas meter. Electric consumer unit. Wall mounted boiler serving central heating and hot water supply. uPVC door provides access to side elevation.

To the left side elevation is a timber gate with pathway, with water tap and outside light leading to the rear garden. The rear garden is a particular feature of the property enjoying a westerly aspect whilst consisting of an attractive paved patio with retaining wall. Central steps lead to a good size shaped area of lawn with side hedgerow, a pathway leads to the top end of the garden with timber shed. The rear garden is enclosed by hedgerow and timber panelled fencing.

### **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 D (Exeter)

## DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 2<sup>nd</sup> exit left into Cowick Street and continue to the very end and at the crossroads/traffic light junction continue straight ahead up into Dunsford Road. Continue to the brow of the hill turning right into Barley Lane and continue along taking the 2<sup>nd</sup> right into Somerset Avenue then 1<sup>st</sup> left into Sussex 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 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.

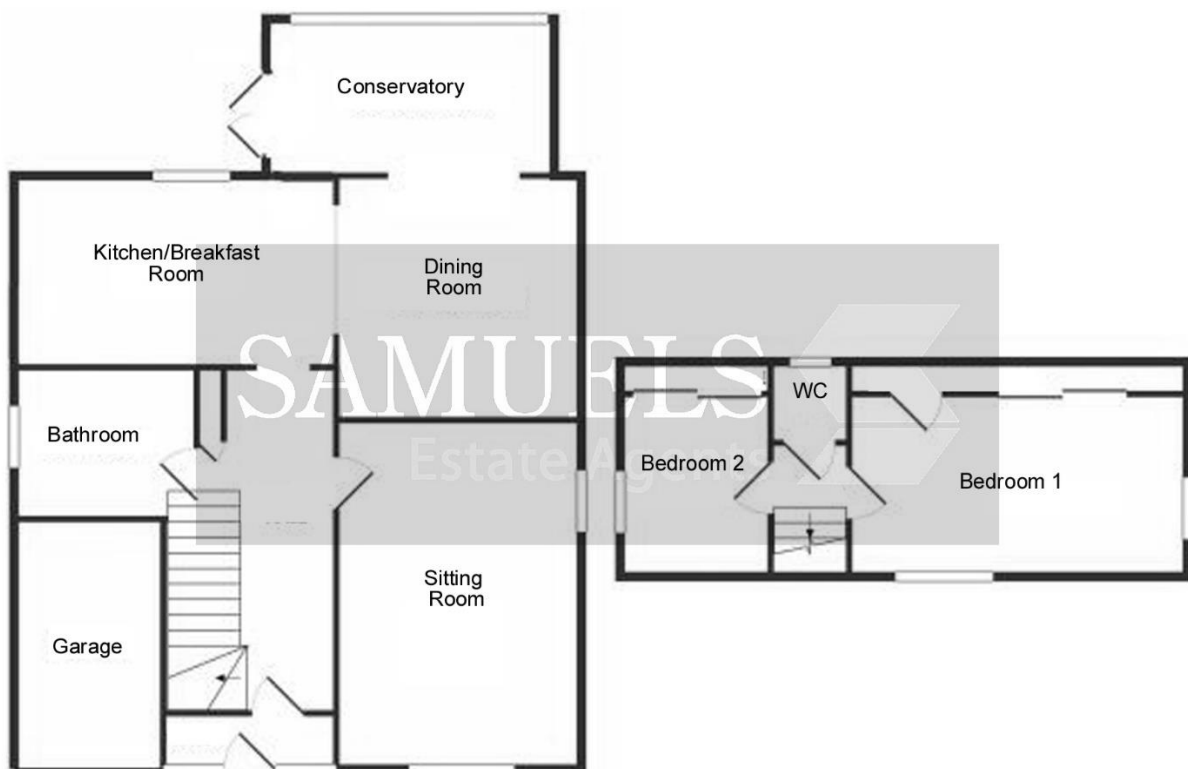
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1025/9051/AV**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		