



**15 ELAINE CLOSE  
BEACON HEATH  
EXETER  
EX4 9BP**

PROOF COPY



**£290,000 FREEHOLD**



A well proportioned end terraced family home with attractive brick paved double width private driveway and good size rear garden. Presented in good decorative order throughout. Three bedrooms. First floor bathroom. Reception hall. Lounge/dining room. Conservatory. Kitchen. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area, parts of Exeter and beyond including Exe estuary. Popular convenient location providing good access to local amenities and Exeter city centre. A great family home. No chain. Viewing recommended.

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

Large covered entrance. Attractive obscure uPVC double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Telephone point. Obscure uPVC double glazed window to front aspect. Thermostat control panel. Door to:

### **LOUNGE/DINING ROOM**

21'0" (6.40m) x 10'8" (3.25m). Marble effect fireplace with inset living flame effect gas fire, raised hearth and mantel over. Radiator. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Glass panelled door provides access to kitchen. uPVC double glazed sliding patio door providing access to:

### **CONSERVATORY**

11'4" (3.45m) x 10'0" (3.05m). A quality fitted uPVC double glazed conservatory with laminate wood effect flooring. Power and light. Electric heater. Full height uPVC double glazed windows providing pleasant outlook over rear garden, neighbouring area, parts of Exeter and beyond. uPVC double glazed double opening doors provide access to rear garden.

From reception hall, obscure glazed door leads to:

### **KITCHEN**

16'4" (4.98m) x 9'2" (2.79m) maximum reducing to 6'0" (1.83m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for electric/gas cooker with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Plumbing and space for dishwasher. Upright storage cupboard. Understair storage cupboard. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond. Obscure uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. Smoke alarm. Door to:

### **BEDROOM 1**

10'10" (3.30m) x 10'6" (3.20m). Radiator. Deep built in wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'8" (3.86m) x 10'0" (3.05m) maximum into wardrobe space. Range of built in wardrobes, with mirror fronted doors, providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond including Exmouth and Exe estuary.

From first floor landing, door to:

### **BEDROOM 3**

10'8" (3.25m) x 6'2" (1.88m). Radiator. Deep built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

7'4" (2.54m) x 5'6" (1.68m). A matching suite comprising panelled bath with fitted electric shower unit over. Wash hand basin. Low level WC. Tiled wall surround. Heated ladder towel rail. Two Obscure uPVC double glazed windows to rear aspect.

### **OUTSIDE**

The property is approached via a pillared entrance with steel double opening gates leading to an attractive private brick paved double width driveway providing comfortable parking for two vehicles. Access to front door. To the right side elevation is a side gate and pathway in turn providing access to the rear garden, which is a particular feature of the property, which enjoys a southerly aspect and consists of a raised paved patio with steps leading down to a good size paved patio. Storage shed. Water tap. Steps lead down to a lawned area of garden with further patio. Shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees including maturing apple tree. Dividing steps lead down to the lower end of the garden which is a gain well stocked with a variety of maturing shrubs, plants and trees. A further area is designate to soft fruit/vegetable growing. The rear garden is of good size and is enclosed to all sides.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band B

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Old Tiverton Road, at the roundabout take the 3<sup>rd</sup> exit left onto Prince Charles Road. At the next roundabout bear left onto Calthorpe Road which connects to Beacon Lane. Continue over the next roundabout and take the 1<sup>st</sup> left into Lancelot Road then 2<sup>nd</sup> left into Percival Road then 1<sup>st</sup> right into Elaine Close where the property in question will be found on the left 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.

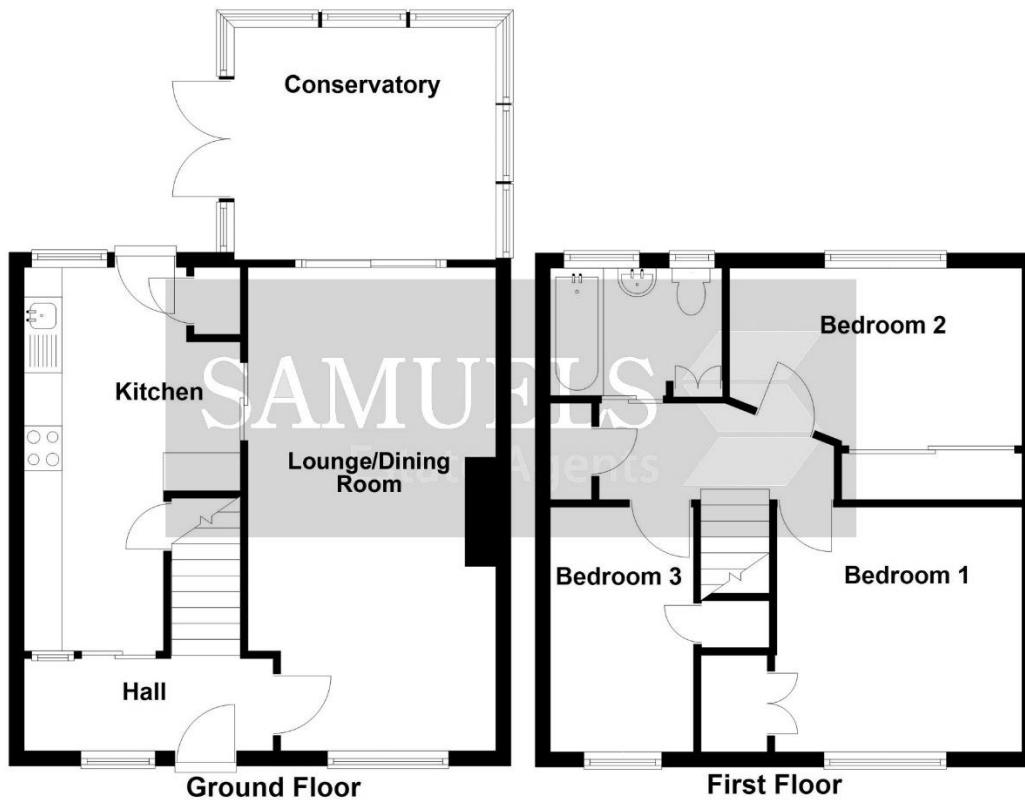
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0824/8730/AV



Ground Floor

First Floor

Total area: approx. 90.3 sq. metres (971.8 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		