

**30 MYRTLE ROAD  
ST THOMAS  
EXETER  
EX4 1QA**



**£290,000 FREEHOLD**



**A much improved and extended semi detached family home occupying a generous corner plot site with gardens to three sides, private driveway, detached garage and additional off road parking ideal for motorhome, caravan etc. Presented in superb decorative order throughout. Three good size bedrooms. Ensuite shower room to master bedroom. Reception hall. Spacious sitting room. Quality modern fitted kitchen/breakfast room. Family bathroom. Gas central heating. uPVC double glazing. Highly convenient residential location providing good access to local amenities. A great family home. Viewing highly recommended.**

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

Attractive part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Laminate wood effect flooring. Stairs rising to first floor. Telephone point. Smoke alarm. Cupboard housing electric meter and fuse box. Understair storage cupboard housing boiler serving central heating and hot water supply. Door to:

### **SITTING ROOM**

14'0" (4.27m) x 12'0" (3.66m). A spacious room. Laminate wood effect flooring. Radiator. Limestone effect fireplace with raised hearth, inset living flame effect electric fire and mantel over. uPVC double glazed window to front aspect with outlook over front garden. Door leads to:

### **KITCHEN/BREAKFAST ROOM**

12'2" (3.71m) x 12'0" (3.66m). A quality modern fitted kitchen fitted with an extensive range of base, drawer and eye level cupboards. Wood grain effect work surfaces with matching splashback incorporating breakfast bar. 1½ bowl sink unit with single drainer and Quooker mixer tap. Neff electric hob with tiled splashback and filter/extractor hood over. Neff oven. Neff microwave grill with warming drawer. Integrated upright fridge freezer. Integrated Neff dishwasher. Integrated washing machine. Wine rack. Corner carousel unit. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

From reception hall, door to:

### **BATHROOM**

A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment and curved glass shower screen. Wall hung wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

12'2" (3.71m) into wardrobe space x 9'2" (2.79m). Radiator. Range of quality built in Sharp bedroom furniture consisting of two double wardrobes, storage cupboard and fitted shelving. uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising deep shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Tiled floor. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'10" (3.30m) x 9'2" (2.79m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area, parts of Exeter, including Cathedral, and beyond.

From first floor landing, door to:

### **BEDROOM 3**

8'6" (2.59m) x 7'6" (2.29m). Radiator. uPVC double glazed window to rear aspect again with outlook over neighbouring area, including Cathedral, and beyond.

### **OUTSIDE**

As previously mentioned the property benefits from occupying a generous corner plot site with gardens to three sides. Directly to the front of the property is an area of garden laid to decorative chipped slate and decorative paving for ease of maintenance. Pathway leads to front door with security light. A private driveway provides parking in turn providing access to:

### **DETACHED GARAGE**

17'6" (5.33m) x 8'10" (2.69m). With power and light. Up and over door providing vehicle access. Rear courtesy door provides access to the rear garden. There is an electric supply to the garage and an EV point, these are controlled via separate fuse boxes in the garage.

To the right side elevation of the driveway are timber double opening gates plus an additional side courtesy gate leading to a side area of garden which consists of an area laid to artificial turf and decorative stone chippings for ease of maintenance. An additional area is laid to decorative stone chippings for additional off road parking ideal for motorhome, caravan etc.

Between the property and garage is a single gate and pathway, with water tap and electric light, opening to the rear garden which again is mostly laid to decorative stone chippings and paving for ease of maintenance. Shrub bed. Outside light. Enclosed to all sides.

### **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 A (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the second exit left down into Cowick Street and continue down to the very end. At the traffic light crossroad junction continue straight ahead up into Dunsford Road. Continue along taking the next right into Bowhay Lane and continue along taking the 2<sup>nd</sup> right into Merrivale Road then immediately left into Myrtle Road.

**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.

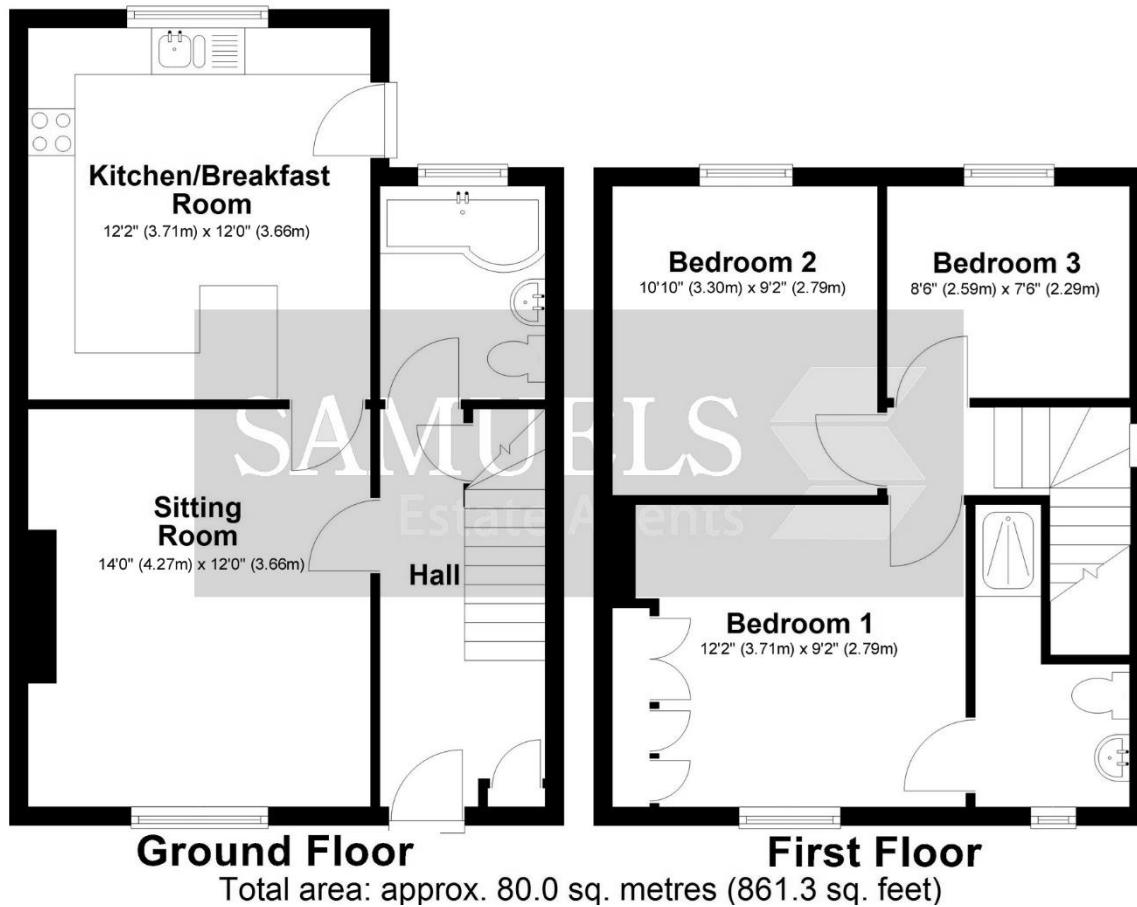
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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.

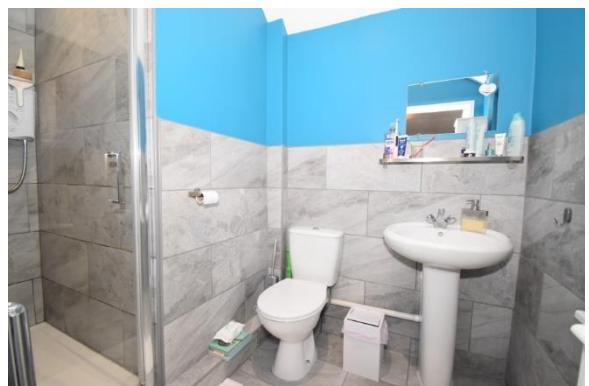
**REFERENCE**

CDER/0126/9118/AV



Floor plan for illustration purposes only – not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G		

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