



**34 RADFORD ROAD
ST LEONARDS
EXETER
EX2 4EU**



£295,000 FREEHOLD



A delightful mid terraced house situated in the highly sought after residential location within close proximity to local amenities, Exeter city centre and riverside walks. Well presented characterful accommodation. Sitting room. Dining room with open fire. Modern kitchen. Two double bedrooms. First floor modern bathroom. Converted attic room. Gas central heating. Double glazing. Enclosed courtyard rear garden. Popular/convenient location. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door leads to:

ENTRANCE VESTIBULE

Exposed wood flooring. Cloak hanging space. original coloured glass panelled door leads to:

RECEPTION HALL

Exposed wood flooring. Radiator. Electric consumer unit. Electric meter. Stairs rising to first floor. Opening to:

DINING ROOM

11'10" (3.61m) into recess x 10'8" (3.25m). Exposed wood flooring. Tiled fireplace with inset grate providing real open fire, fire surround, mantle and large mirror over. Fitted shelving and display units built into alcoves. Understair storage cupboard. understairs display cupboard with electric light also housing gas meter. Square opening to:

SITTING ROOM

11'0" (3.35m) into recess x 10'0" (3.05m). Again a characterful room with exposed wood flooring. Tiled fireplace, raised hearth, inset living flame effect gas fire, wood surround and mantle over. Television aerial point. Telephone point. Radiator. uPVC double glazed window to front aspect.

From dining room, uPVC double glazed door leads to:

REAR PORCH

With tiled floor. uPVC double glazed door, with matching full height side window, provides access and outlook to rear garden.

From dining room, doorway opens to:

KITCHEN

8'2" (2.49m) x 6'6" (1.98m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Composite stone effect work surfaces with matching splashback. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. Plumbing and space for slimline dishwasher. Space for upright fridge freezer. 1½ bowl sink unit with modern style mixer tap and single drainer set within work surface. Tiled floor. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR HALF LANDING

Panelled door leads to:

BATHROOM

8'6" (2.59m) x 6'10" (2.08m) maximum. A matching white suite comprising panelled bath with tiled splashback, fitted shower unit over and glass shower screen. Wash hand basin set in vanity unit with range of storage cupboards beneath. Low level WC with concealed cistern. Part tiled walls. Heated ladder towel rail. Large storage cupboard housing boiler serving central heating and hot water supply. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Radio connected smoke alarm. Stairs rising to second floor. Panelled door leads to:

BEDROOM 1

14'6" (4.42m) into recess/wardrobe space x 10'0" (3.05m). A spacious room with two built in double wardrobes and one triple wardrobe. Radiator. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

10'8" (3.25m) x 9'2" (2.79m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing stairs lead to:

SECOND FLOOR LANDING

Door providing access to:

CONVERTED ATTIC ROOM

13'4" (4.06m) maximum reducing to 9'0" (2.74m) x 9'10" (3.0m) (Sloped ceiling). Access to eaves/storage space. Power and light. Radio connected smoke alarm. Double glazed Velux style window to front aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

OUTSIDE

To the rear of the property is a delightful enclosed courtyard style garden laid to paving with water tap and brick built storage shed. The courtyard enjoys a southerly aspect.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter down Holloway Street take the 1st turning left into Roberts Road then 1st right into Radford Road where the property in question will be found approximately half way along on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE

TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk

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.

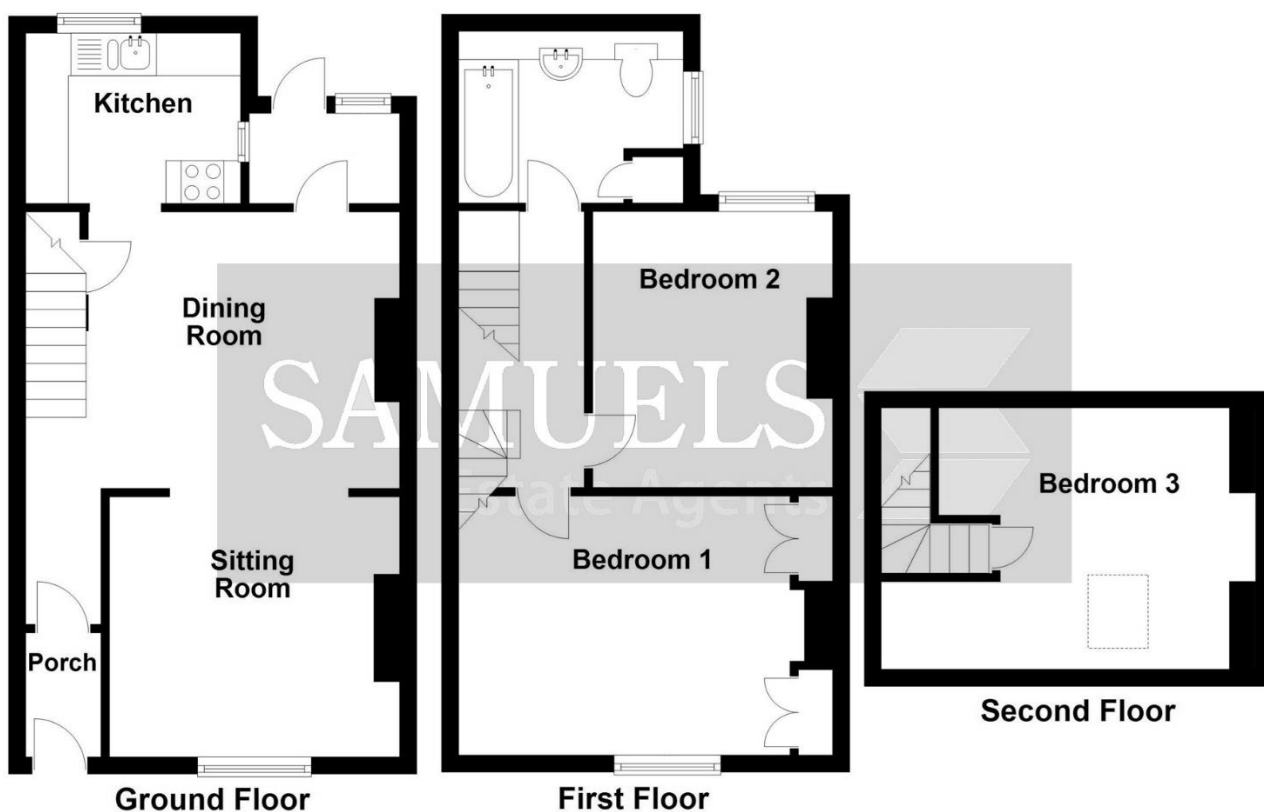
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0322/8006/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		