

**147 FORE STREET
HEAVITREE
EXETER
EX1 3BR**

PROOF COPY



£335,000 FREEHOLD



A deceptively spacious bay fronted mid terraced house occupying a highly convenient position providing good access to local amenities, popular schools and Heavitree park. Three double bedroom. First floor shower room. Reception hall. Good size sitting room. Separate dining room. Spacious kitchen/breakfast room. Ground floor bathroom/cloakroom. uPVC double glazed conservatory. Store room. Boarded loft room. Gas central heating. Enclosed easy to maintain rear garden with rear access. Fine outlook and views over neighbouring area, Heavitree park and beyond. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC front door leads to:

ENTRANCE VESTIBULE

Part obscure glass panelled internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Thermostat control panel. Radiator. Telephone point. Door leads to:

SITTING ROOM

14'10" (4.52m) into bay x 12'5" (3.78m) into recess. A well proportioned room. Radiator. Television aerial point. Decorative coving. Picture rail. Ceiling rose. uPVC double glazed bay window to front aspect.

From reception hall, door to:

DINING ROOM

11'4" (3.45m) x 10'0" (3.05m) into recess. Radiator. Decorative ceiling rose. uPVC double glazed window to rear aspect.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

A well proportioned open plan room fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Work surfaces with tiled splashbacks. Fitted range cooker with filter/extractor hood over. Circular bowl single drainer sink unit with modern style mixer tap. Three upright larder units. Fitted central island incorporating breakfast bar with base cupboards under. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed double opening doors lead to:

CONSERVATORY

9'4" (2.84m) x 9'0" (2.74m). Full height uPVC double glazed window and door providing access and outlook to rear garden.

From kitchen/breakfast room, door to:

BATHROOM

Comprising freestanding bath with mixer tap including shower attachment. Low level WC. uPVC double glazed window to rear aspect.

From kitchen/breakfast room, uPVC double glazed door provides access to:

STORE ROOM

14'8" (4.47m) x 4'8" (1.42m). Double glazed Velux style window to part sloped roof.

FIRST FLOOR HALF LANDING

Door to:

BEDROOM 3

11'4" (3.45m) x 10'1". Radiator. uPVC double glazed window to rear aspect with fine outlook over rear garden, neighbouring area including Heavitree park and beyond.

From first floor half landing, door to:

SHOWER ROOM

Comprising good size shower enclosure with fitted mains shower unit including separate shower attachment. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath. Storage cupboard with fitted shelving. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Radiator. Access to roof space. Door to:

BEDROOM 2

15'3" (4.65m) x 10'0" (3.05m) into recess. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 1

16'0" into recess x 12'4" (3.76m). A light and spacious room. Radiator. Two uPVC double glazed windows to front aspect. Via a folding wooden ladder access is gained to:

BOARDED LOFT SPACE

Double glazed Velux style window to rear aspect with fine outlook over neighbouring Heavitree park and beyond.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Decorative tiled pathway leads to the front door. The rear garden consists of a good size paved patio leading to a raised decked terrace. Brick built barbecue. Pathway leads down to the lower end of the garden with good size garden shed. 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

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.

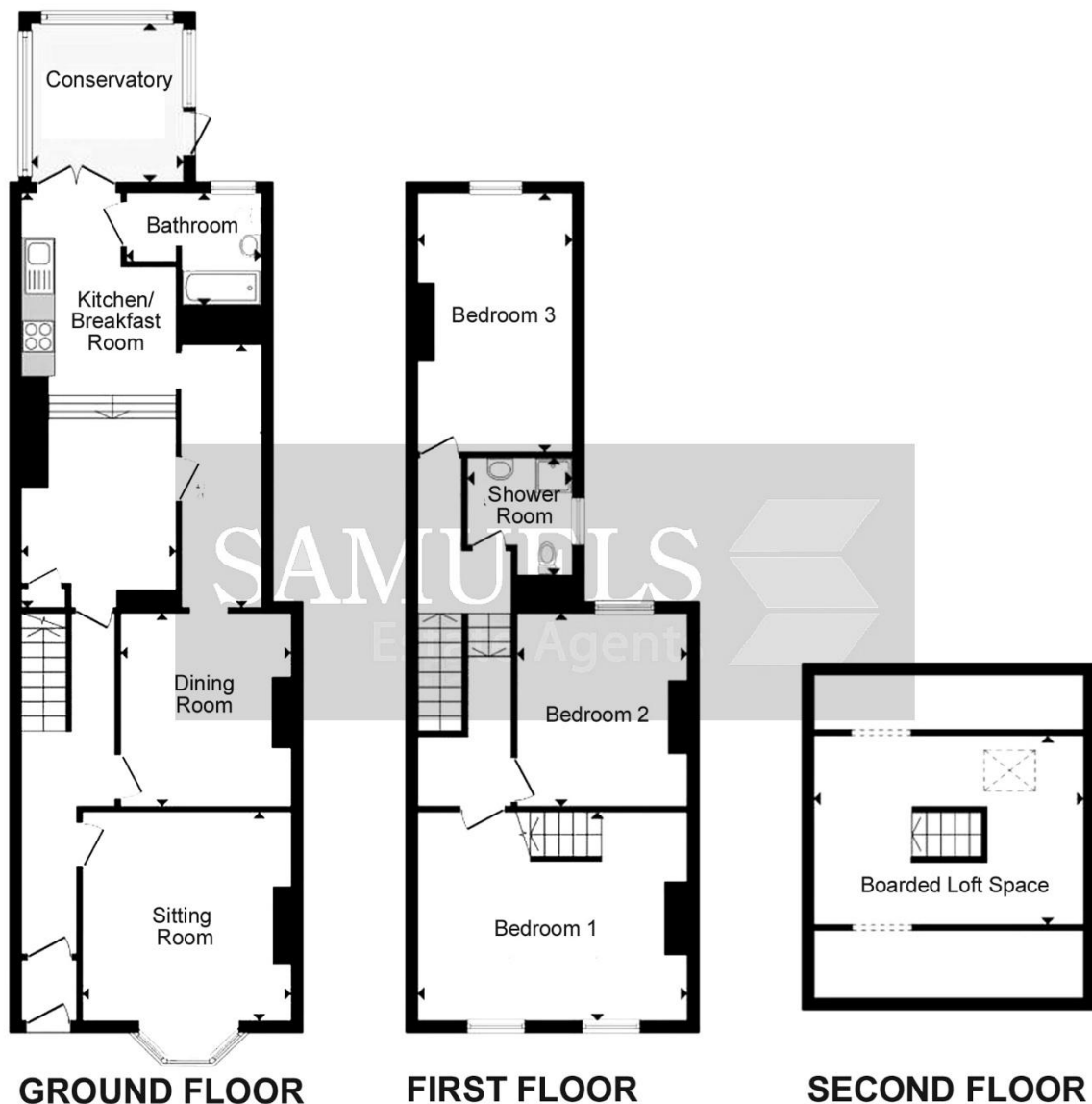
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0925/9042/AV



Total floor area 160.4 m² (1,727 sq.ft.) approx

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		