



**12 BATHERN ROAD
SOUTHAM FIELDS
EXETER
EX2 7QE**



OFFERS IN EXCESS OF £300,000 FREEHOLD



A stylish modern family home located in this popular residential development providing great access to local amenities, popular schools and major link roads. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Dining room. Kitchen. Enclosed lawned rear garden. Garage and parking. Gas central heating. uPVC double glazing. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part covered entrance. Front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Thermostat control panel. Radiator. Stairs rising to first floor. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

16'4" (4.98m) x 12'10" (3.91m). A well proportioned room. Two radiators. Television aerial point. Telephone point. Deep understair storage cupboard. uPVC double glazed window to front aspect. Feature archway opens to:

DINING ROOM

9'10" (3.0m) x 8'0" (2.44m). Radiator. Double glazed sliding patio doors providing access and outlook to rear garden. Door to:

KITCHEN

9'8" (2.95m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Electric oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Door to:

BEDROOM 1

13'10" (4.22m) x 9'6" (2.90m) maximum. Radiator. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Light/shaver point. Extractor fan.

From first floor landing, door to:

BEDROOM 2

9'8" (2.95m) x 9'6" (2.90m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

7'6" (2.29m) x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Low level WC. Wash hand basin with tiled splashback. Part tiled walls. Radiator. Light/shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a small area of garden laid to decorative stone chippings for ease of maintenance with outside light and pathway, with step, leading to the front door.

The rear garden consists of a paved patio with outside light and water tap leading to a shaped area of lawn. Dividing pathway leads to the top end of the garden with timber shed. The pathway extends to an additional pathway with gate leading to

GARAGE (2nd from left hand side)

Currently no garage door.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice & data limited, Three, O2, Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.
Flood Risk: River & sea – Very low risk, Surface water – Very Low risk
Mining: No risk from mining
Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter down through Heavitree continue down into East Wonford Hill. At the traffic light junction bear left onto Honiton Road at the next set of traffic lights bear right onto Sidmouth Road. At Middlemoor roundabout take the 2nd exit left again onto Sidmouth Road then 2nd right into Bathern 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 check 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.

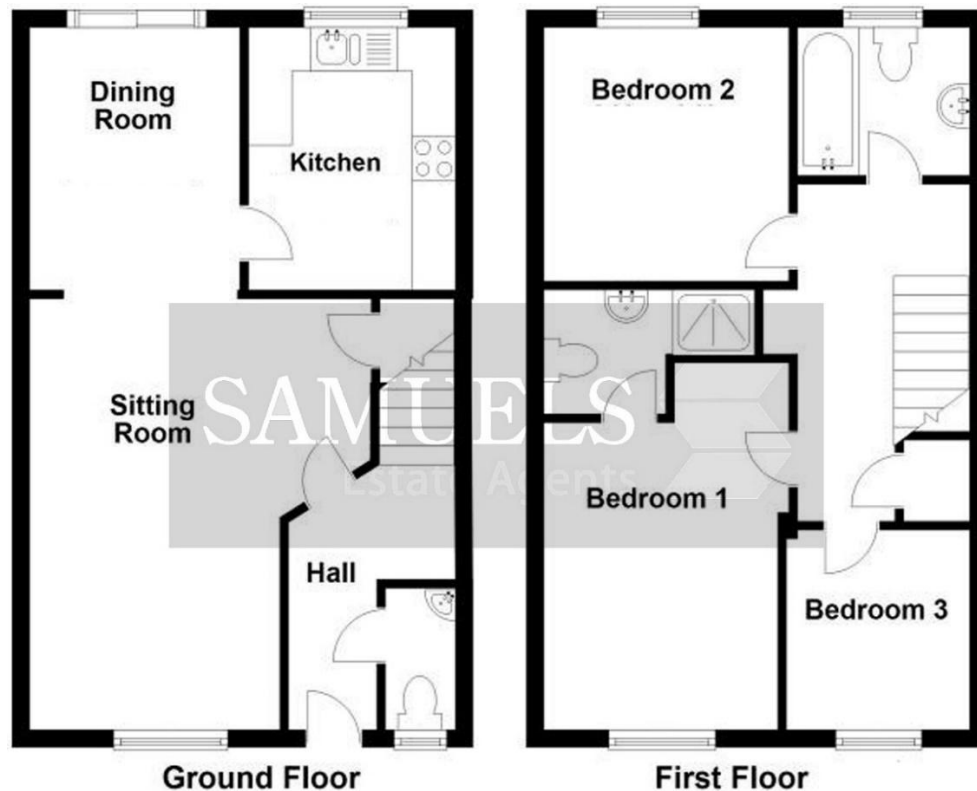
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/AV



Total area: approx. 79.1 sq. metres (851.7 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		