

**68 ANTHONY ROAD
HEAVITREE
EXETER
EX1 2ST**

PROOF COPY



£220,000 FREEHOLD



A well presented end of terrace house occupying a highly convenient position providing good access to local amenities including Heavitree park and Ladysmith school. Two double bedrooms. Spacious first floor bathroom. Sitting room. Kitchen/dining room. Enclosed courtyard style rear garden. Gas central heating. uPVC double glazing. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door leads to:

KITCHEN/DINING ROOM

15'2" (4.62m) maximum x 13'0" (3.96m) maximum reducing to 7'10" (2.39) kitchen end (average measurements, irregular shaped room). 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. Plumbing and space for washing machine. Fitted oven. Four ring electric hob with filter/extractor hood over. Plumbing And space for dishwasher. Wall mounted concealed boiler serving central heating and hot water supply. LED spotlights to ceiling. Radiator. Stairs rising to first floor. Understair storage cupboard. Space for table and chairs. uPVC double glazed window and door providing access and outlook to rear courtyard. Doorway opens to:

SITTING ROOM

13'2" (4.01m) maximum into recess x 10'8" (3.25m) (average measurements, irregular shaped room). Radiator. Fireplace with inset electric living flame effect fire. Television aerial point. Telephone point. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Stairs rising to second floor. Panelled door leads to:

BEDROOM 1

11'10" (3.61m) excluding wardrobe space x 9'0" (2.74m) (average measurements, irregular shaped room). Radiator. Built in double wardrobe. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

BATHROOM

8'2" (2.49m) x 7'2" (2.18m). A matching white suite comprising panelled bath with traditional style mixer tap, including shower attachment, tiled splashback. Wash hand basin with tiled splashback. Low level WC. Heated ladder towel rail. LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

SECOND FLOOR

BEDROOM 2

12'0" (3.66m) x 8'6" (2.59m) maximum (part sloped ceiling). Radiator. uPVC double glazed window to front aspect.

OUTSIDE

To the rear of the property is an enclosed courtyard garden, part of which is covered with a gazebo which provides a pleasant outdoor seating area. Lockable storage area. A rear/side gate provides useful 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 B (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and continue to the traffic light junction and proceed straight ahead down into Pinhoe Road. Continue down taking the right hand turning into Commins Road, proceed over the mini roundabout and continue into Ladysmith Road. Proceed down taking the 1st left into Hanover Road and take the 3rd right into Anthony Road 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 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.

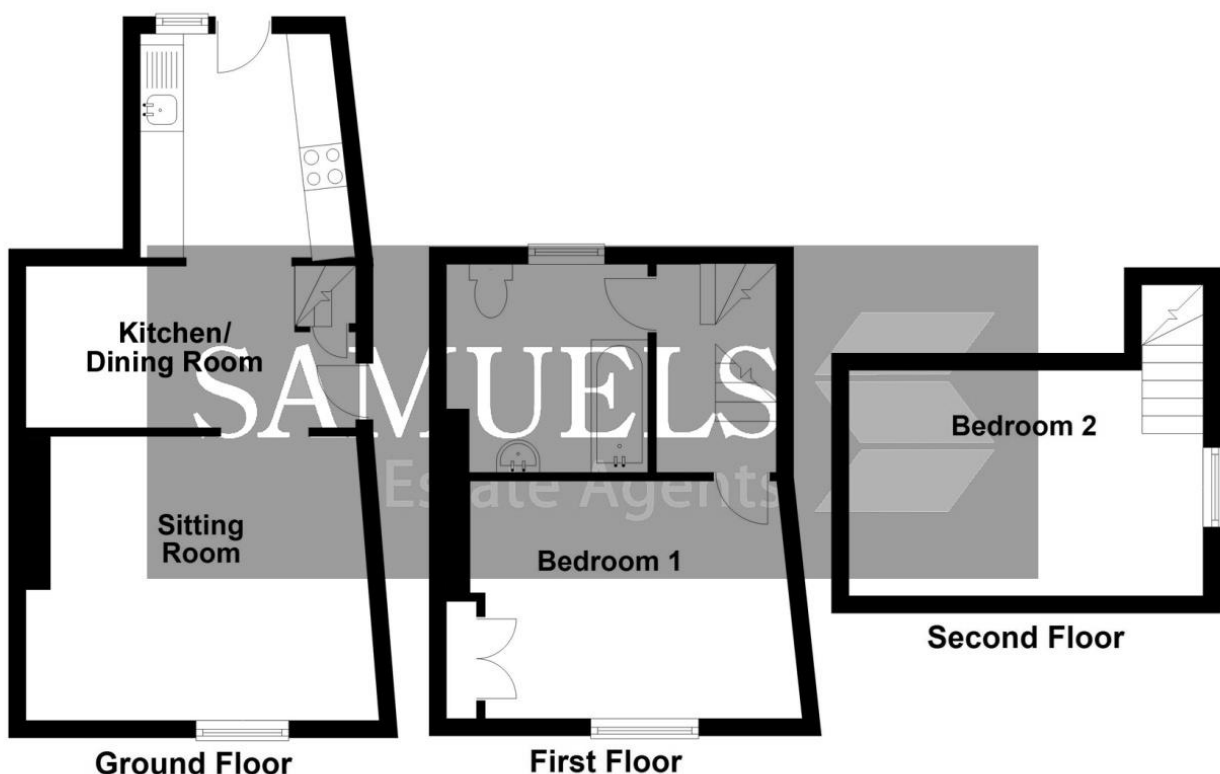
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0925/9033/AV



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	57 D	
39-54	E		
21-38	F		
1-20	G		