



**4 RIVER CLOSE
STOKE CANON
EXETER
EX5 4AF**



£290,000 FREEHOLD



An opportunity to acquire a spacious versatile semi detached family home located within this popular village location on the outskirts of Exeter. Three good size bedrooms. Reception hall. Lounge/dining room. Kitchen. Conservatory. Modern shower room. Large utility room. Walk in roof space offering great scope for conversion (subject to necessary consents). Gas central heating. Private driveway providing ample parking. Car port. Garage. Good size front and rear gardens. Fine outlook and views over neighbouring area and countryside beyond. Convenient position providing good access to local village amenities. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure glazed door leads to:

ENCLOSED ENTRANCE PORCH

Sealed unit double glazed window to front aspect. Obscure uPVC double glazed door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Storage cupboard. Door to:

LOUNGE/DINING ROOM

19'8" (5.99m) x 11'4" (3.45m) maximum reducing to 10'10" (3.30m). A well proportioned room. Radiator. Television aerial point. Telephone point. Doorway opens to:

KITCHEN

9'6" (2.90m) x 7'6" (2.29m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Pull out larder cupboard. Space for fridge. Sealed unit double glazed window to rear aspect with outlook over rear garden.

From lounge/dining room, double glazed sliding patio door provides access to:

CONSERVATORY

9'8" (2.95m) x 7'8" (2.30m). Tiled floor. Glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

BEDROOM 3

10'2" (3.10m) x 8'0" (2.44m). Radiator. uPVC double glazed window to side aspect.

From lounge/dining room, door to:

BEDROOM 2

10'10" (3.30m) x 9'8" (2.95m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

SHOWER ROOM

A refitted matching white suite comprising good size tiled enclosure with fitted main shower unit. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard space beneath. Tiled wall surround. Tiled floor. Radiator. Heated ladder towel rail. Extractor fan.

From reception hall, obscure uPVC double glazed door provides access to:

UTILITY ROOM

14'6" (4.42m) x 6'0" (1.83m). Power and light. Plumbing and space for washing machine. Further appliance space. Two eye level cupboards. Tiled floor. Wall mounted boiler serving central heating and hot water supply (installed 2021). Electric consumer unit. uPVC double glazed window to front aspect. Obscure uPVC double glazed door provides access to rear garden. Sliding door provides access to garage.

FIRST FLOOR LANDING

Door to:

BEDROOM 1

11'8" (3.56m) x 10'8" (3.25m). Radiator. Access to eaves/storage space. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area and countryside beyond. Sliding door provides access to:

WALK IN ROOF SPACE

Electric light. Offering great scope for conversion (subject to the necessary building regulations).

OUTSIDE

to the front of the property is a good size area of lawned garden well stocked with a variety of maturing shrubs, plants, bushes and trees. A private driveway provides ample parking in turn leading to **car port** with access to front door and:

GARAGE

16'4" (4.98m) x 8'2" (2.49m). Two aluminium double opening doors providing vehicle access. Power and light. Gas meter. Fitted work bench. uPVC double glazed window to rear aspect with outlook over rear garden. Door provides access to utility room.

The rear garden enjoys a southerly aspect and consists of a paved patio with neat shaped area of level lawn. Water tap. Further paved patio. Raised flower beds. Dividing pathway leads to two further sections of level lawn. Raised shrub bed. The garden is well stocked with a variety of maturing shrubs, plants and trees.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard and Superfast available.

Flood Risk: River & sea – Low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band C (East Devon)

DIRECTIONS

From Exeter (A377). On reaching Stoke Canon continue over the bridge and immediately take the 1st left into Chestnut Crescent, continue around and take the 1st right hand turning into River Close. The property in question will be found a short way along on the right 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 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.

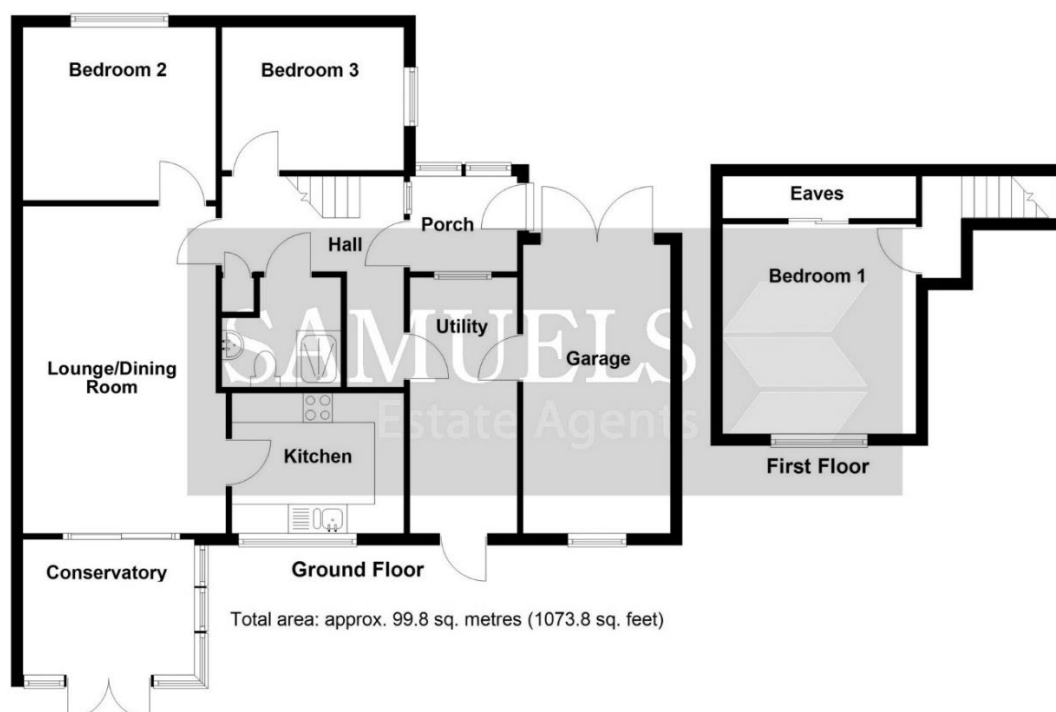
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0125/8835/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		