



**10 HILL LANE  
EXETER  
DEVON  
EX1 3JP**

PROOF COPY



**OFFERS IN EXCESS OF £450,000 FREEHOLD**



**A substantial 1930's Wakeham & Tucker built semi detached family home occupying a highly convenient position providing good access to local amenities and Exeter city centre. Presented in superb decorative order throughout. Three good size bedrooms. First floor bathroom and separate cloakroom. Reception hall. Sitting room. Separate dining room. Kitchen/breakfast room. Utility. Ground floor cloakroom. Private driveway providing ample parking. Good size garage/workshop. Beautifully kept and well maintained enclosed rear garden. A fabulous family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

uPVC double glazed front door leads to:

### **ENCLOSED ENTRANCE PORCH**

Tiled floor. Electric wall heater. Exposed ceiling beams. Attractive front door, with matching leaded glass windows either side, leading to:

### **RECEPTION HALL**

A spacious hallway with cloak hanging space. Understair storage cupboard. Picture rail. Radiator. Telephone point. Stairs rising to first floor. Panelled door leads to:

### **SITTING ROOM**

15'2" (4.62m) into bay x 12'5" (3.78m) into recess. A light and spacious room. Attractive marble fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Picture rail. Radiator. Television aerial point. uPVC double glazed bay window to front aspect with outlook over front garden.

From reception hall, panelled door leads to:

### **DINING ROOM**

12'10" (3.91m) x 12'5" (3.78m) into recess. Attractive marble fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Picture rail. Radiator. Television aerial point. Large uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

15'10" (4.83m) x 11'5" (3.48m) maximum reducing to 8'2" (2.49m). Fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with decorative tiled splashbacks. Single drainer sink unit with mixer tap. Space for electric cooker with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for dishwasher. Radiator. Picture rail. Wall mounted Baxi boiler serving central heating and hot water supply (installed July 2023 – 7 year warranty from date of installation). Tiled floor. uPVC double glazed windows to both side aspects. Walk in larder with fitted shelf and obscure uPVC double glazed window to side aspect.

From kitchen/breakfast room, glass panelled door leads to:

### **UTILITY**

7'0" (2.13m) x 5'4" (1.63m). Tiled floor. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. uPVC double glazed window to side aspect. Radiator. uPVC double glazed door providing access and outlook to rear garden. Door leads to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Tiled floor. Radiator. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Picture rail. Access to roof space. Attractive original leaded coloured glass window to side aspect. Panelled door to:

### **WALK IN STORAGE ROOM**

With electric light.

From first floor landing, panelled door leads to:

### **BEDROOM 1**

15'4" (4.67m) into bay x 12'5" (3.78m) into recess. Two radiators. Picture rail. Television aerial point. Two built in double wardrobes. Telephone point. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, panelled door leads to:

### **BEDROOM 2**

12'10" (3.91m) x 12'6" (3.81m) into recess. Picture rail. Radiator. Television aerial point. uPVC double glazed window to rear aspect with pleasant outlook over rear garden.

From first floor landing, panelled door leads to:

### **BEDROOM 3**

9'10" (3.0m) x 8'4" (2.54m) excluding recess. Radiator. Picture rail. Double width airing cupboard, with fitted shelving, housing stainless steel hot water cylinder (installed July 2023 – 25 year guarantee from date of installation). Telephone point. uPVC double glazed window to rear aspect again with pleasant outlook over rear garden.

From first floor landing, panelled door leads to:

### **BATHROOM**

A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted shower unit over, curved glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap. Heated ladder towel rail (Gas/electric). Part tiled walls. Shaver point. Picture rail. Tiled floor. Obscure uPVC double glazed window to side aspect.

From first floor landing, panelled door leads to:

### **CLOAKROOM**

Low level WC. Tiled floor. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a good size neat shaped area of lawn with well stocked flower/shrub beds. Access to front door. Wrought iron double opening gates lead to a long private driveway providing parking for numerous vehicles and in turn providing access to:

### **GARAGE/WORKSHOP**

A good size garage with power and light. Pitched roof. Electronically operated roller front door providing vehicle access. uPVC double glazed window to rear aspect. uPVC double glazed door provides access to rear garden.

The rear garden is a particular feature of the property enjoying a westerly aspect whilst consisting of an attractive paved patio with outside lighting. Good size neat shaped area of lawn with central fish pond. Shrub beds well stocked with a variety of shrubs, plants, flowers and trees. To the lower end of the garden is a timber shed. The rear garden is enclosed to all sides.

**TENURE  
FREEHOLD**

**MATERIAL INFORMATION**

Construction Type: Brick  
Mains: - Water, drainage, electric, gas  
Heating: Gas central heating  
Mobile: Indoors – EE, Three, O2 and Vodafone voice & data likely  
Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely  
Broadband: Standard & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – Very low risk  
Mining: No risk from mining  
Council Tax: Band D (Exeter)

**DIRECTIONS**

Proceeding out of Exeter down Pinhoe Road continue under Polsloe Bridge and at the traffic light junction proceed straight ahead. Continue down, passing the parade of shops on the left hand side, then take the next right into Vaughan Road. Continue down taking the 1st right into Hill Lane 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.

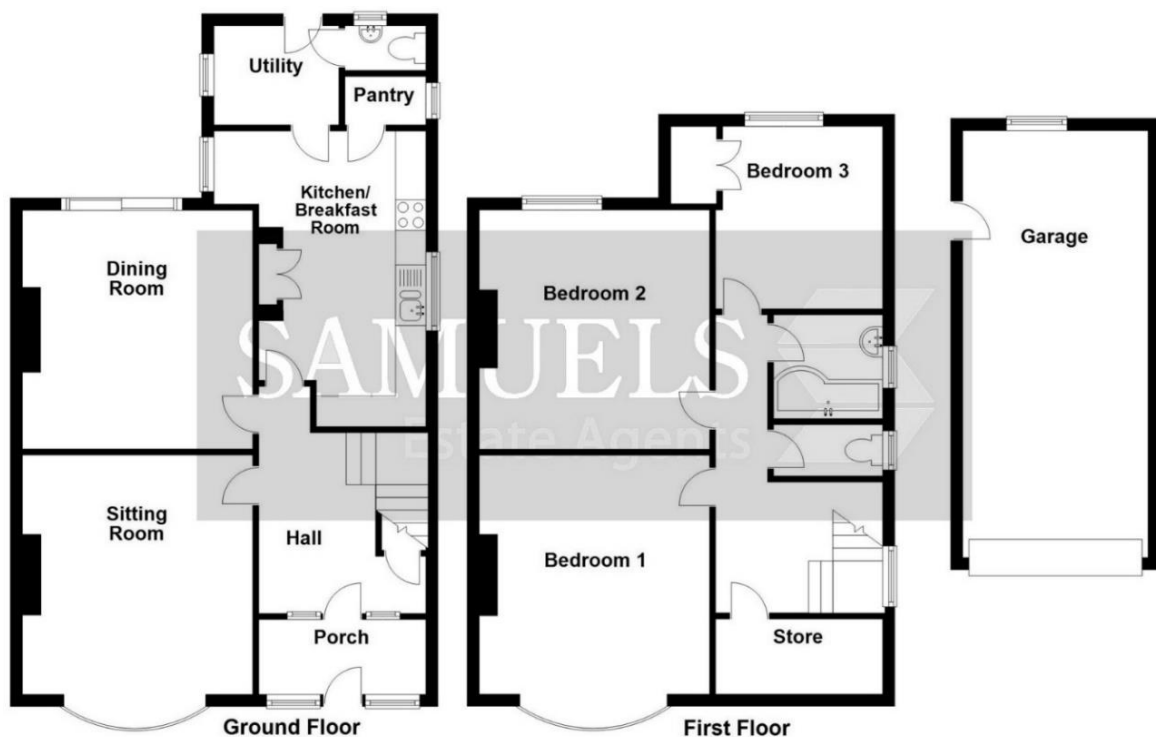
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0125/8833/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		