



**15 ARTILLERY COURT  
BARRACK ROAD  
EXETER  
EX2 6EH**



**GUIDE PRICE £425,000 FREEHOLD**



**An opportunity to acquire a fabulous four bedroom modern town house situated within this small exclusive gated development providing great access to local amenities, Royal Devon & Exeter hospital and city centre. Well proportioned living accommodation arranged over three floors. Four bedrooms. Ensuite bathroom to master bedroom. Family bathroom. Spacious sitting room. Reception hall. Well proportioned modern kitchen/dining room. Ground floor study/bedroom four. Shower room. Two private allocated parking spaces. Enclosed rear garden enjoying south westerly aspect. Highly desirable residential location. No chain. Viewing highly recommended.**

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

Covered entrance. Front door, with inset obscure double glaze panel, leads to:

### **RECEPTION HALL**

A spacious hallway with oak wood flooring. Radiator. Telephone point. Smoke alarm. Telephone intercom. Stairs rising to first floor. Door to:

### **KITCHEN/DINING ROOM**

23'0" (7.01m) maximum x 15'8" (4.78m) maximum. A light and spacious room fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Washing machine. Integrated fridge and separate freezer. Integrated slimline dishwasher. Double oven/grill with four ring gas hob and stainless steel splashback with filter/extractor hood over. Integrated microwave/grill. Wall mounted boiler serving central heating and hot water supply. Tiled floor to kitchen area. Ample space for table and chairs along with additional furniture. Picture rail. Four wall light points. Radiator. Oak wood flooring. Understair storage cupboard housing hot water cylinder. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **SHOWER ROOM**

A matching white suite comprising tiled shower enclosure with fitted shower unit. Low level WC. Wash hand basin. Tiled floor. Radiator. Inset LED spotlights to ceiling. shaver point. Extractor fan.

From reception hall, door to:

### **BEDROOM 4/STUDY**

10'8" (3.25m) x 9'6" (2.90m). A room to provide a number of uses. Radiator. Picture rail. Telephone point. uPVC double glazed door with matching full height side window to front aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Stairs rising to second floor. Door to:

### **SITTING ROOM**

15'8" (4.78m) x 15'2" (4.62m) maximum reducing to 11'4" (3.45m). Again a light and spacious room. Two radiators. Picture rail. Contemporary modern fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Telephone point. Television aerial point. uPVC double glazed window to front aspect. uPVC double glazed double opening doors, with Juliet balcony, to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

16'5" (5.0m) maximum x 15'8" (4.78m) maximum reducing to 8'2" (2.49m). Two radiators. Picture rail. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising curved panelled bath with modern style mixer tap including shower attachment and tiled splashback. Low level WC. Wash hand basin. Tiled floor. Radiator. Extractor fan. Shaver point. Inset LED spotlights to ceiling.

### **SECOND FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

15'8" (4.78m) maximum into wardrobe space x 14'4" (4.37m). Radiator. Television aerial point. Telephone point. Two built in double wardrobes. uPVC double glazed window to front aspect. uPVC double glazed double opening doors, with Juliet balcony, to front aspect. Door to:

### **ENSUITE BATHROOM**

A matching white suite comprising curved panelled bath with modern style mixer tap, including shower attachment, and tiled splashback. Wash hand basin. Low level WC. Shaver point. Radiator. Tiled floor. Inset LED spotlights to ceiling.

From second floor landing, door to:

### **BEDROOM 3**

16'5" (5.0m) maximum x 15'8" (4.78m) maximum reducing to 8'2" (2.49m) (part sloped ceiling). Two radiators. Two wall light points. Two double glazed Velux windows to rear aspect.

### **OUTSIDE**

The property is situated in a small exclusive gated development with access via electronically operated double opening gates leading to private car park with number 15 having two private allocated parking space. Well kept communal gardens well stocked with a variety of shrubs, plants and trees with paved pathway leading to number 15. Directly in front of the property is a private patio with timber framed pergola and cycle parking. Access to front door. The rear garden enjoys a south westerly aspect whilst consists of a paved patio with water tap, light and external power point leading to a shaped area of lawn with shrub bed and timber shed. The rear garden is enclosed to all sides.

**TENURE  
FREEHOLD**

**DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue along passing The Buckerell Lodge and continue to the next set of traffic lights turning left into Barrack Road, continue along taking the 2<sup>nd</sup> left into Artillery Court.

**SERVICE CHARGE**

There is a service charge of £59.37 per month which covers maintenance of the electric gates, communal gardens, lighting and bin store.

**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.

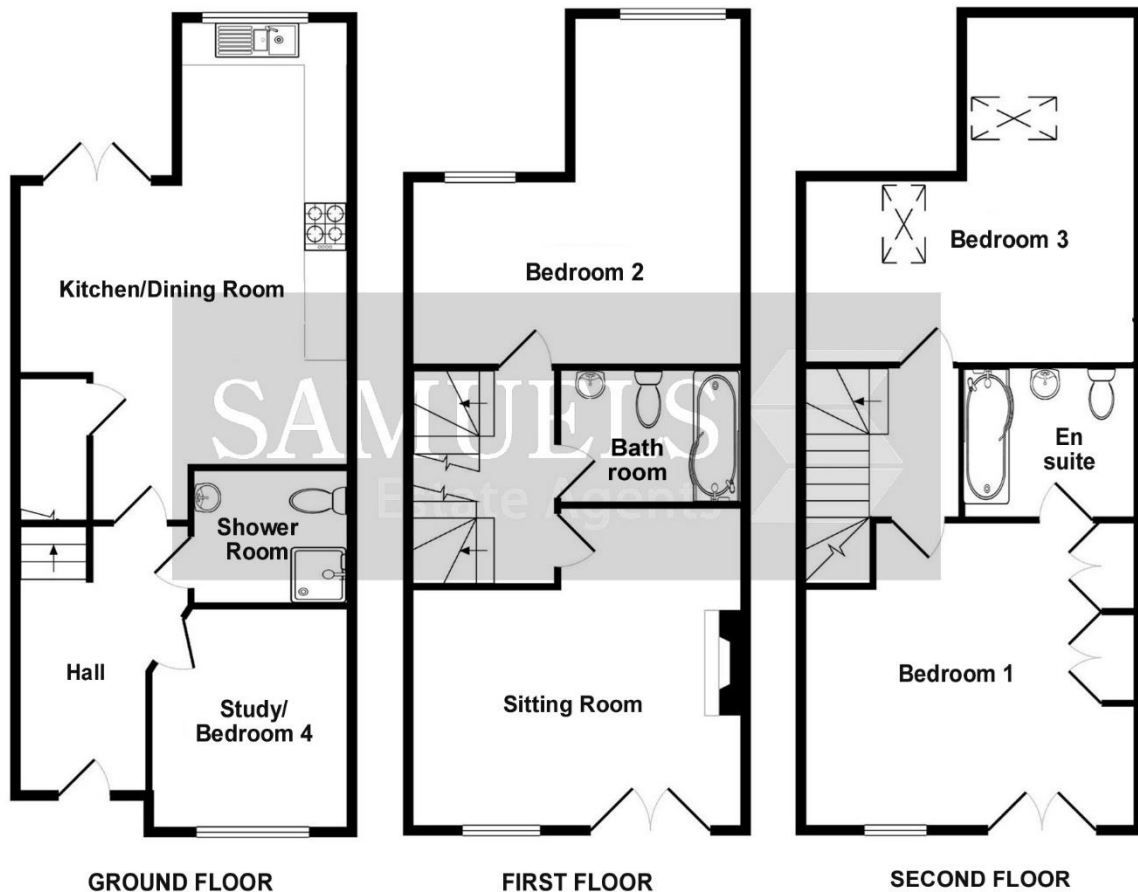
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0124/8555/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		