

**7 RIVERMEAD ROAD
ST LEONARDS
EXETER
EX2 4RH**



£475,000 FREEHOLD



An opportunity to acquire a well presented extended 1930's style semi detached family home situated within this highly sought after residential location providing good access to local amenities including Royal Devon & Exeter hospital, County Hall, riverside walks and Exeter city centre. Three bedrooms. First floor shower room. Reception hall. Sitting room. Separate dining room. Kitchen/breakfast room. Utility room. Cloakroom. Gas central heating. uPVC double glazing. Extended garage. Delightful enclosed lawned rear garden measuring approximately 90ft (27.43m). A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

A spacious hallway. Radiator. Stairs rising to first floor. Cloak hanging space. Telephone point. Smoke alarm. Thermostat control panel. Two understair storage cupboards one of which houses electric meter, electric meter and consumer unit. Obscure uPVC double glazed window to side aspect. Door to:

SITTING ROOM

13'4" (4.06m) into bay x 12'2" (3.71m) into recess. Living flame effect electric fire with fire surround and mantel over. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, door to:

DINING ROOM

13'4" (4.06m) x 10'8" (3.25m) into recess. Radiator. Glass panelled double opening doors lead to:

UTILITY ROOM

Plumbing and space for washing machine. Further appliance space. Roll edge work surface. Fitted shelving. uPVC double glazed window and door providing access and outlook to rear garden. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Obscure uPVC double glazed window to rear aspect.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

15'10" (4.83m) x 8'8" (2.64m) reducing to 7'2" (2.18m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces incorporating breakfast bar. Single drainer sink unit with modern style mixer tap. Fitted Bosch double oven/grill. Four ring Bosch gas hob with glass splashback and filter/extractor hood over. Plumbing and space for dishwasher. Space for fridge and separate freezer. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Obscure uPVC double glazed window to side aspect. Access, via pull down aluminium ladder, to boarded roof space with electric light. This particular space offers great scope for conversion subject to the necessary consents.

From first floor landing, door to:

BEDROOM 1

14'6" (4.42m) into bay x 10'4" (3.15m) into recess. Range of built in bedroom furniture consisting one triple wardrobe, one double wardrobe, five drawer chest, fitted shelving, fitted dressing table with three drawers and adjoining shelving. Radiator. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'5" (3.78m) x 11'6" (3.51m) into recess. Range of built in cupboards and wardrobes to one wall providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

A modern suite comprising good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property is approached via a pillared entrance with cast iron gate leading to an attractive brick paved pathway leading to the front door. The front garden again is laid to decorative paving for ease of maintenance with inset shrub beds. To the right side elevation of the property is a shared driveway in turn providing access to:

GARAGE

24'0" (7.32m) x 9'0" (2.74m). An extended garage with up and over door providing vehicle access. Side courtesy door provides access to the rear garden.

From the driveway a side gate also provides access to the rear garden, which is a particular feature of the property, measuring approximately 90'0" (27.43m), consisting a neat shaped area of lawn, side shrub bed and water tap. Stepping stone pathway leads to the middle section of garden laid to attractive paving. Timber framed pergola leads to the top area of garden which again consists of two neat shaped areas of lawn. Side flower/shrub bed. Dividing pathway leads to timber shed and further area of garden laid to decorative stone chippings. 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 – 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 D (Exeter)

DIRECTIONS

Proceeding out of Exeter down Holloway Street which connects to Topsham Road turn right, opposite County Hall, into Rivermead Road. Continue down to the 'T' junction and turn left and the property in question will be found a short way along 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 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/0825/9017/AV



Total area: approx. 115.3 sq. metres (1241.0 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		