



**93 LATIMER ROAD
EXETER
DEVON
EX4 7JP**



£315,000 FREEHOLD



A deceptively spacious bay fronted mid terraced house occupying a highly convenient position providing good access to local amenities, popular schools and Exeter city centre. Presented in good decorative order throughout. Three bedrooms. First floor modern bathroom. Sitting room. Dining room. Spacious modern kitchen. Useful underhouse basement/store. Gas central heating. uPVC double glazing. Private driveway. Delightful enclosed level garden with rear access. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Tiled floor. Glass panelled exposed wood internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Inset LED spotlights to ceiling. Exposed wood door leads to:

DINING ROOM

11'8" (3.56m) x 10'10" (3.30m). Radiator. uPVC double glazed door provides access to rear garden. Square opening to:

SITTING ROOM

12'4" (3.76m) maximum into bay x 11'8" (3.56m) into recess. A spacious room with fireplace recess. Two radiators. Two wall light points. uPVC double glazed bay window to front aspect.

From dining room exposed wood door leads to:

KITCHEN

14'4"(4.37m) x 8'6" (2.59m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Under cupboard and over cupboard lighting. Granite work surfaces with matching splashback. Twin Samsung electric ovens. Four ring gas hob with glass splashback and filter/extractor hood over. Recess for double width fridge freezer. Upright storage cupboard. 1½ bowl ceramic sink unit, with modern style mixer tap, set within granite work stop with single drainer. Plumbing and space for washing machine. Integrated slimline dishwasher. Radiator. Understair storage cupboard. Inset LED spotlights to ceiling. uPVC double glazed window to both side and rear aspects. uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Inset LED spotlights to ceiling. Deep storage cupboard/wardrobe. Access, via pull down aluminium ladder, to insulated and boarded roof space with power and light. This particular area offers great scope for conversion for further accommodation if required (subject to the necessary consents). Exposed wood door leads to:

BEDROOM 1

15'2"(4.62m) x 12'8" (3.86m) maximum into bay. A light and spacious room. Radiator. Inset LED spotlights to ceiling. Large uPVC double glazed bay window to front aspect. Additional uPVC double glazed window to front aspect.

From first floor landing, exposed wood door leads to:

BEDROOM 2

11'0" (3.35m) x 9'0" (2.74m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, exposed wood door leads to:

BEDROOM 3

8'6" (2.59m) x 7'0" (2.13m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, exposed wood door leads to:

BATHROOM

A matching white suite comprising three quarter length panelled bath with modern style mixer tap and fitted Mira mains shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Tiled floor. Extractor fan. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is a private double width driveway providing comfortable parking for one vehicle and possibly two (subject to size). Access to front door. The rear garden consists of a raised timber decked terrace which is accessed from the kitchen door. Steps lead down to a delightful level garden which enjoys a south easterly aspect whilst consisting of an attractive paved patio with water tap. Neat shaped area of lawn. Raised flower/shrub beds. A paved pathway leads to the lower end of the garden with timber gate providing pedestrian access. The rear garden is enclosed to all sides.

From rear garden, uPVC door provides access to:

UNDERHOUSE STORAGE CUPBOARD

With power and light.

From rear garden. uPVC door provides access to:

UNDERHOUSE BASEMENT

15'4" (4.67m) x 8'6" (2.59m) maximum (restricted head height). Power and light. Wall mounted boiler serving central heating and hot water supply. Additional door provides access to further storage area.

TENURE FREEHOLD

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit left onto Prince Charles Road and at the next roundabout bear left onto Calthorpe Road/Beacon Lane. Take the 1st right into St Katherines Road then 1st left into Latimer 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 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.

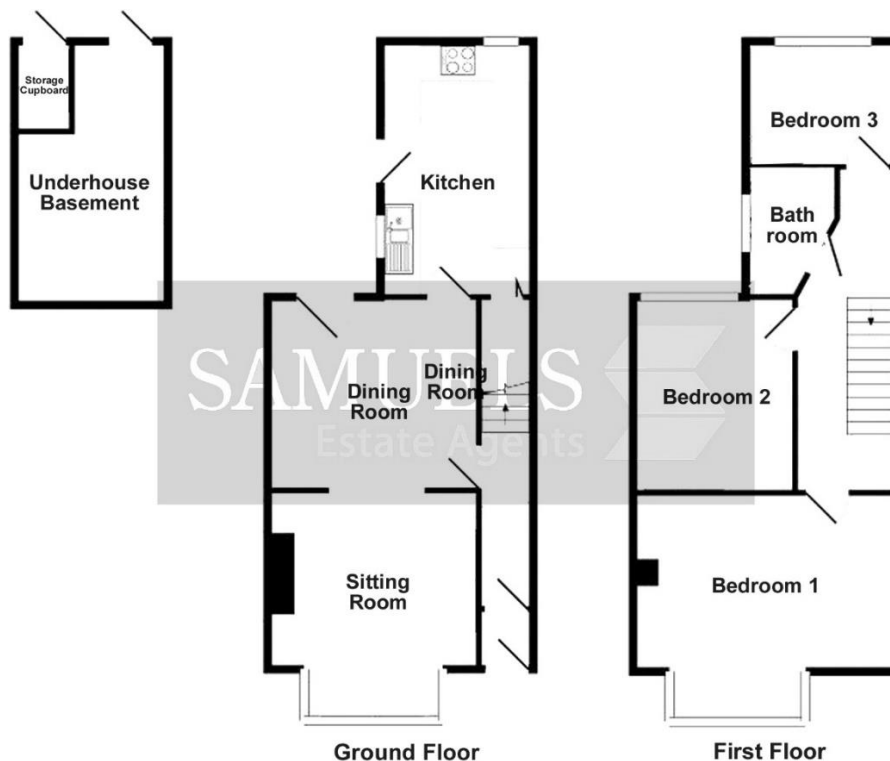
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1023/8518/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		