



**20 VELWELL ROAD
EXETER
DEVON
EX4 4LE**

PROOF COPY



£725,000 FREEHOLD



An opportunity to acquire a substantial late Victorian semi detached family home situated within this highly sought after residential location convenient to Exeter city centre, St Davids mainline railway station and university. Spacious characterful living accommodation arranged over three floors. Requiring modernisation. Four bedrooms. Two shower rooms. Large reception hall. Spacious sitting room. Separate dining room. Breakfast room. Kitchen. Utility room. Two storage rooms to the second floor. Driveway. Garage. Attractive rear garden. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Arched covered entrance with part obscure leaded glass panelled front door, with matching side panels, leads to:

ENTRANCE VESTIBULE

Cloak hanging space. Dado rail. Telephone point. Attractive obscure leaded internal door, with matching side panel, leads to:

RECEPTION HALL

A spacious hallway. Radiator. Dado rail. Picture rail. Understair storage cupboard. stairs rising to first floor. Smoke alarm. Panelled door leads to:

SITTING ROOM

16'10" (5.13m) into recess x 15'4" (4.67m) into bay. A spacious room. Telephone point. Television aerial point. Picture rail. Radiator. Coved ceiling. Large secondary glazed window to front aspect. Double opening doors lead to:

DINING ROOM

17'0" (5.18m) maximum into bay x 12'10" (3.91m) into recess. Contemporary wall mounted living flame effect electric fire. Picture rail. Coved ceiling. Radiator. Panelled door leads to reception hall. Glass panelled French doors, with windows either side, provide access and outlook to rear garden.

From reception hall, panelled door leads to:

BREAKFAST ROOM

13'0" (3.96m) x 10'6" (3.20m) maximum. Radiator. Picture rail. Sash window to rear aspect with outlook over rear garden. Sash window to side aspect. Panelled door leads to:

KITCHEN

10'4" (3.15m) x 8'10" (2.69m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Fitted double oven/grill. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Ceramic 1½ bowl sink unit with single drainer and mixer tap. Plumbing and space for dishwasher. Space for upright fridge freezer. Radiator. Inset LED spotlights to ceiling. Window to side aspect with outlook over rear garden. Part glazed door provides access to rear garden. Panelled door leads to:

UTILITY ROOM

8'10" (2.69m) x 4'8" (1.42m). Single drainer sink unit, with mixer tap, set within roll edge work top. Plumbing and space for washing machine. Further appliance space. Boiler serving central heating and hot water supply. Two windows to rear aspect.

FIRST FLOOR LANDING

A spacious landing. Radiator. Dado rail. Smoke alarm. Stairs rising to second floor. Attractive obscure leaded glazed window to side aspect. Secondary glazed glass panelled window to rear aspect with fine outlook over neighbouring area, parts of Exeter and beyond. Panelled door leads to:

BEDROOM 1

17'10" (5.44m) x 15'4" (4.67m) maximum into bay. Again another spacious room. Picture rail. Coved ceiling. Radiator. Built in triple wardrobe. Large secondary glazed bay window to front aspect enjoying fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, panelled door leads to:

BEDROOM 2

14'4"(4.37m) x 11'0" (3.35m). Radiator. Picture rail. Sash window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

SHOWER ROOM

10'4" (3.15m) x 9'0" (2.74m). Comprising shower enclosure with fitted mains shower unit including separate shower attachment. WC. Bidet. Wash hand basin. Part tiled walls. Heated ladder towel rail. Airing cupboard housing lagged hot water cylinder. Fitted shelving. Sash window to rear aspect with outlook over rear garden.

From first floor landing panelled door leads to:

SHOWER ROOM

Shower enclosure with fitted electric shower unit. Wash hand basin set in vanity unit with storage space beneath and tiled splashback. Radiator. Sash window to rear aspect.

From first floor landing panelled door leads to:

SEPARATE CLOAKROOM

With WC. Radiator. Part obscure glazed window to side aspect.

SECOND FLOOR LANDING

Smoke alarm. uPVC double glazed window to side aspect with fine outlook over neighbouring Duryard Valley and beyond. Panelled door leads to:

BEDROOM 3

18'2" (5.54m) x 11'8" (3.56m) maximum into bay. Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From second floor landing, panelled door leads to:

BEDROOM 4

18'2" (5.54m) x 12'8" (3.86m) maximum into bay. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From second floor landing, panelled door leads to:

WALK IN STORAGE ROOM

With electric light.

From second floor landing, panelled door leads to:

ADDITIONAL STORAGE ROOM/EAVES SPACE

With electric light.

OUTSIDE

To the front of the property is a raised area of garden laid to lawn with surrounding well stocked shrub beds stocked with variety of maturing shrubs, plants, bushes and palms. Steps and pathway lead to the front door. A private driveway provides access to **single garage**.

The rear garden consists of a good size paved patio with raised shrub bed and brick built barbecue. A retaining wall with maturing shrub beds and dividing steps leads to a shaped area of level lawn again well stocked with a variety of maturing shrubs, plants and trees. To the top of the garden is a raised timber decked terrace. The rear garden is enclosed to all sides.

TENURE FREEHOLD

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and at the roundabout take the 1st exit left into Blackall Road and proceed along taking the next right into Howell Road. Proceed along, passing the fire station, and take the next right into Velwell Road where the property in question will be found 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.

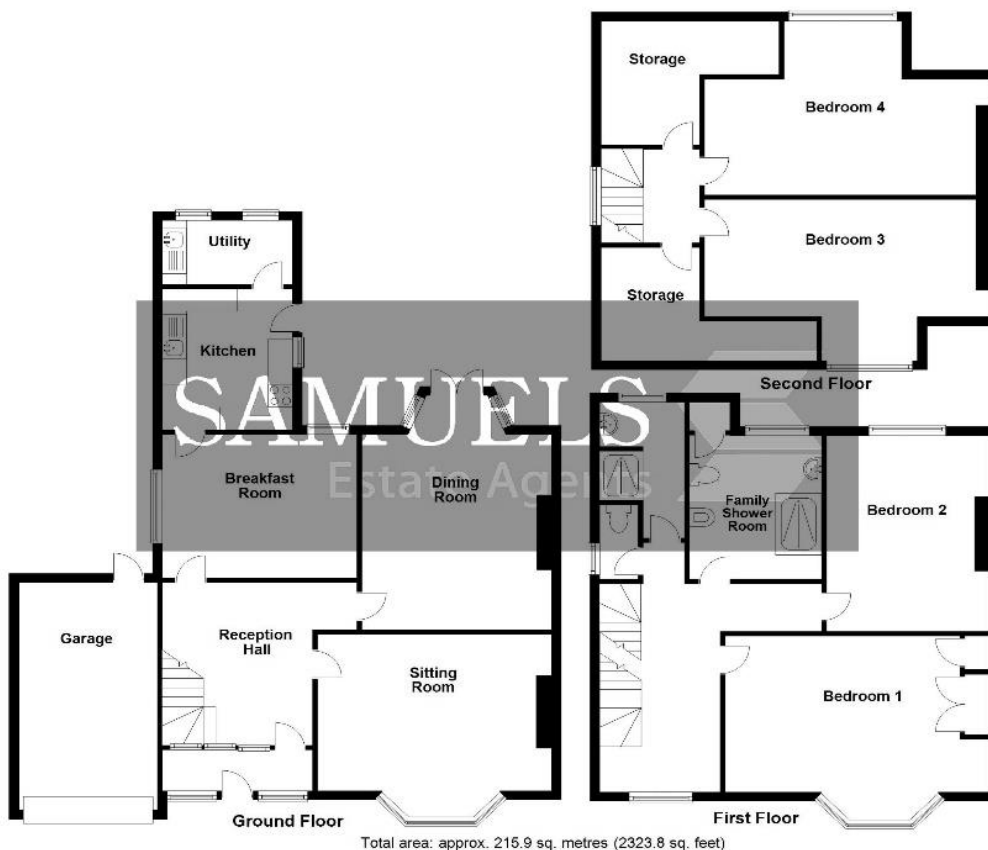
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0923/8483/AV



Floorplan for illustration – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		