



**33 CLIFTON HILL
EXETER
DEVON
EX1 2DJ**



£270,000 FREEHOLD



A deceptively spacious end terrace house occupying a highly convenient position within close proximity to local amenities, Belmont Park, Exeter city centre and university. Two double bedrooms. First floor refitted modern shower room. Reception hall. Good size sitting room. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Delightful enclosed lawned rear garden with side access. Fine outlook and views over neighbouring and beyond. No chain. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part covered entrance. Obscure double glazed front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair recess with cloak hanging space. Understair storage cupboard. Telephone point. Door to:

KITCHEN/BREAKFAST ROOM

13'2" (4.01m) into bay x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with tiled splashbacks. Space for electric cooker. Plumbing and space for washing machine. Single drainer sink unit. Space for upright fridge freezer. Radiator. Space for table and chairs. Electric consumer unit. Gas meter. Obscure glazed door to lounge/dining room. uPVC double glazed bay window to front aspect.

From reception hall, obscure glass panelled door leads to:

SITTING ROOM

14'2" (4.32m) x 10'6" (3.20m). Radiator. Television aerial point. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door, with matching full height matching side window, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access, via pull down aluminium ladder, to well insulated roof space with electric light. Door to:

BEDROOM 1

11'0" (3.35m) x 10'6" (3.20m). Radiator. Built in double wardrobe. Built in single wardrobe. Walk in storage/linen cupboard with fitted shelving also housing boiler serving central heating and hot water supply (installed 2020). Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

10'8" (3.25m) x 8'4" (2.54m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect.

From first floor landing, door to:

SHOWER ROOM

7'0" (2.13m) x 5'6" (1.68m). A refitted modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Radiator. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a small area of garden laid to paving and flower/shrub bed. Dividing pathway leads to the front door. To the left side elevation of the property a pathway, with side gate, leads to the rear garden which is a particular feature of the property enjoying a south easterly aspect whilst consisting of a crazy paved patio leading to a neat shaped area of lawn with surrounding flower/shrub beds. The rear garden is enclosed by timber panelled fencing to all sides. The property also benefits from a

GARAGE

Situated in a block close by (right hand side 4th garage down).

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 B (Exeter)

DIRECTIONS

From Paris Street roundabout take the turning into Western Way and just after the zebra crossing turn right into Belmont Road and continue around passing Belmont Park, continue along Belmont Road which then continues into Clifton Hill 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 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.

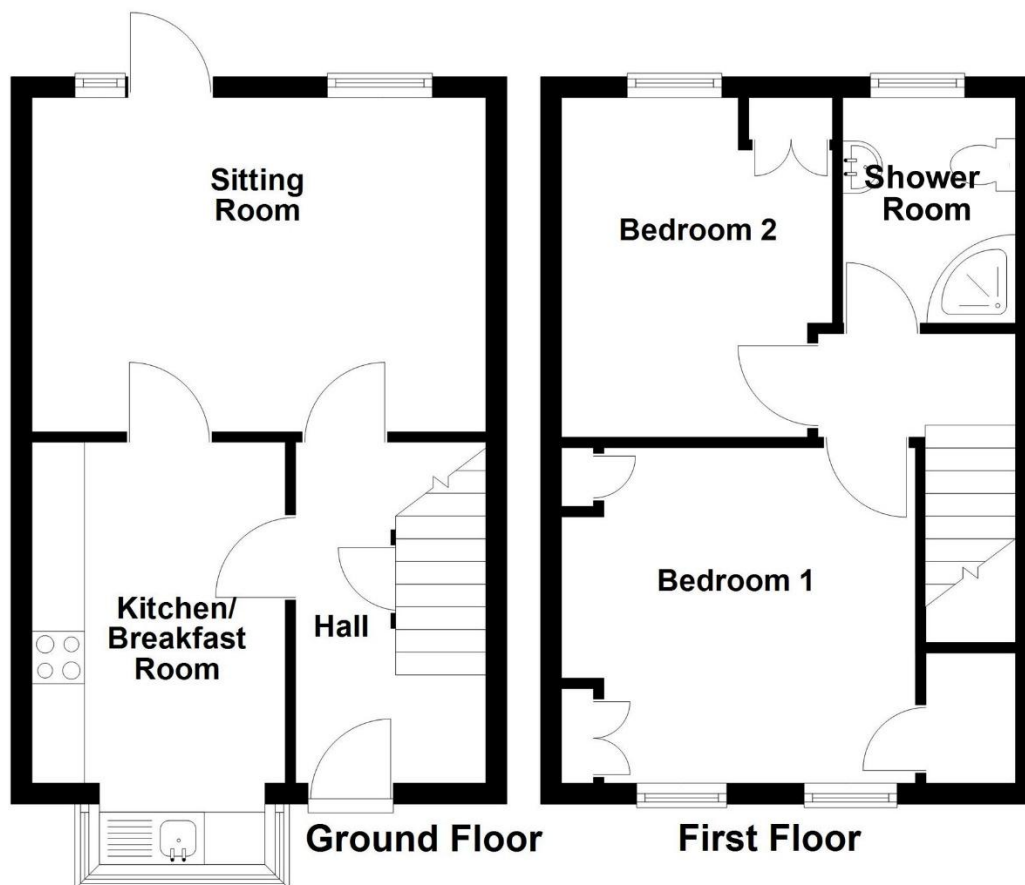
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/9061/AV



Total area: approx. 57.8 sq. metres (622.0 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		