



**66 KNOWLE DRIVE  
EXWICK  
EXETER  
EX4 2EH**



**£230,000 FREEHOLD**



A semi detached bungalow occupying a convenient position providing good access to local amenities, bus service into Exeter city centre and St Davids mainline railway station. In need of modernisation. Two double bedrooms. Bathroom. Entrance vestibule. Lounge/dining room. Inner hallway. Kitchen. Enclosed rear garden. Driveway and garage. uPVC double glazing. Gas/electric heating. Popular residential location. No chain. Viewing recommended.

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

Obscure uPVC double glazed front door, with matching side panel, leads to:

### **ENTRANCE VESTIBULE**

Telephone point. Cloak/storage cupboard with hanging rail and fitted shelf also housing gas meter. Door to:

### **LOUNGE/DINING ROOM**

16'4" (4.98m) x 12'8" (3.86m). Tiled fireplace with fitted living flame effect gas fire, raised hearth and wood mantel over. Large full height uPVC double glazed window to front aspect. Door to:

### **INNER HALLWAY**

Access to roof space. Telephone point. Door to:

### **KITCHEN**

9'4" (2.84m) maximum x 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards with marble effect roll edge work surfaces and tiled splashback. Fitted oven and grill. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving hot water supply. Electric heater. uPVC double glazed window to side aspect. Obscure double glazed door provides access to side elevation.

From inner hallway, door to:

### **BEDROOM 1**

13'6" (4.11m) x 10'6" (3.20m). Gas heater. uPVC double glazed window to rear aspect with outlook over rear garden.

From inner hallway, door to:

### **BEDROOM 2**

10'0" (3.05m) x 9'6" (2.90m). Gas heater. uPVC double glazed window to rear aspect with outlook over rear garden.

From inner hallway, door to:

### **BATHROOM**

Comprising panelled bath with electric shower unit and tiled splashback. Wash hand basin set in vanity unit with cupboard space beneath. WC. Part tiled walls. Shaver point. Electric wall heater. Linen cupboard with fitted shelving and hanging rail. Obscure double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is an area of garden well stocked with a variety of maturing shrubs, plants and flowers. Dividing steps and pathway lead to the front door. To the right side elevation of the property is a driveway providing parking (small vehicle) in turn providing access to:

### **GARAGE**

16'0" (4.88m) x 8'0" (2.44m). Up and over door providing vehicle access. Power and light.

Between the property and garage is a side gate and pathway, with water tap and outside light, providing access to the rear garden which consists of a paved patio and two areas of garden laid to decorative stone chippings for ease of maintenance. Various maturing shrubs, plants and flowers. To the rear of the garage is a two tiered concrete patio with timber shed and double opening gates providing vehicle access (restricted width). The rear garden is enclosed to all sides

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas fire and electric 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 C (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 3rd exit into Okehampton Street which then connects to Okehampton Road. At the traffic light/crossroad junction turn right into Exwick Road and proceed along, at the next set of traffic lights continue ahead and take the next left into Fairhazel Drive. Continue to the top of this road and turn left in Knowle Drive and 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.

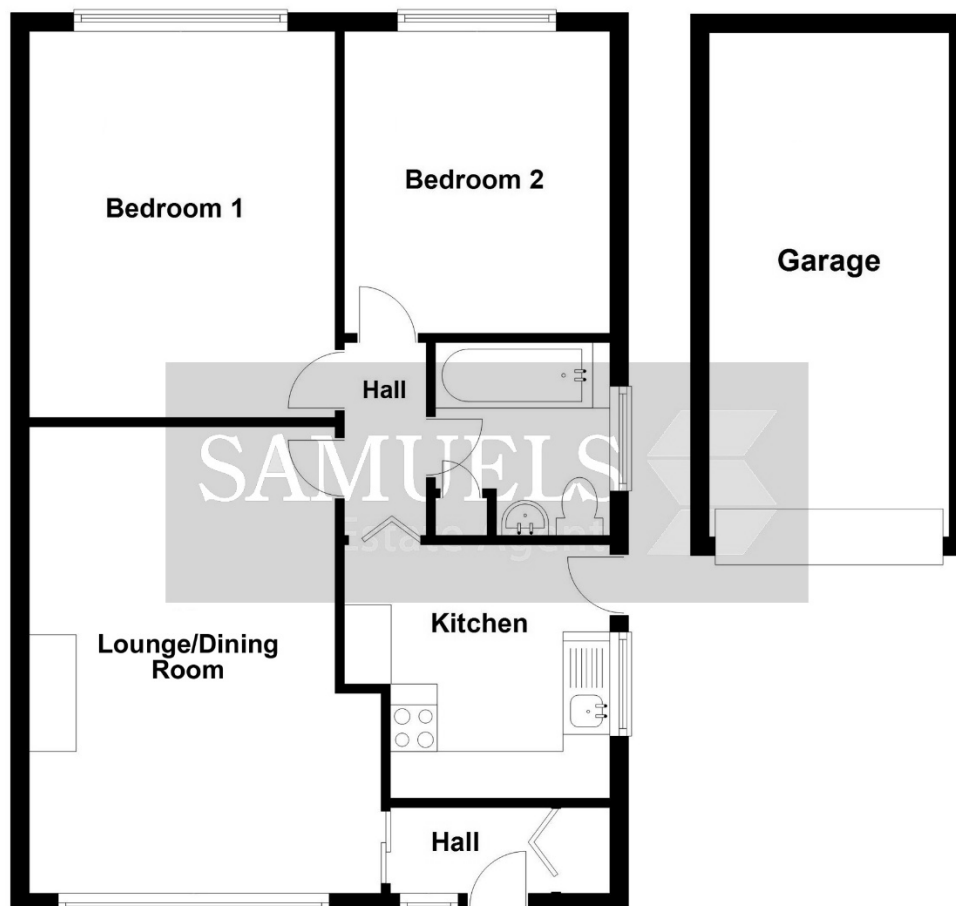
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0725/9006/AV**



**Total area: approx. 71.1 sq. metres (765.0 sq. feet)**

Floor plan for illustration purposes – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		