



**1 VAUGHAN ROAD  
HEAVITREE  
EXETER  
EX1 3DH**

PROOF COPY



**GUIDE PRICE £525,000 FREEHOLD**



**An opportunity to acquire a substantial four bedroom detached house occupying a generous elevated corner plot site with gardens to three sides and fine outlook over neighbouring area and beyond. Well proportioned living accommodation. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Light and spacious sitting room. Dining room. Modern kitchen. Breakfast room. Utility room. Gas central heating. uPVC double glazing. Private driveway. Garage. Highly sought after residential location convenient to local amenities and major link roads. No chain. A great family home. Viewing highly recommended.**

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

Composite front door leads to:

### **ENTRANCE PORCH**

Tiled floor. Cloak hanging space. uPVC double glazed window to side aspect. Glass panelled internal door leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Stairs rising to first floor. Telephone point. Radiator. Cloak hanging space. Smoke alarm. Thermostat control panel. Door to:

### **CLOAKROOM**

Comprising WC. Wash hand basin. Half height tiled wall surround. Radiator. Extractor fan.

From reception hall, glass panelled door leads to:

### **SITTING ROOM**

16'0" (4.88m) x 12'10" (3.91m). A light and spacious room with marble effect fireplace, raised hearth, inset living flame effect gas fire, wood surround and mantel over. Radiator. Television aerial point. Telephone point. Two uPVC double glazed windows to side aspect. uPVC double glazed bow window to front aspect. Large square opening to:

### **DINING ROOM**

10'0" (3.05m) x 8'6" (2.59m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed door leads to front aspect

From reception hall, door to:

### **BREAKFAST ROOM**

10'0" (3.05m) x 10'0" (3.05m). Laminate wood effect flooring. Television aerial point. Dado rail. Radiator. uPVC double glazed double opening doors leading to side elevation. Feature archway opens to:

### **KITCHEN**

13'6" (4.11m) x 8'0" (2.44m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Granite work surfaces with matching splashback. Fitted double oven/grill. Four ring gas hob with tiled splashback and filter/extractor hood over. Single drainer sink unit, with modern style mixer tap, set within granite work surface. Integrated slimline dishwasher. Pull out larder cupboard. Tiled floor. uPVC double glazed window to rear aspect. uPVC double glazed window to side aspect. Door leads to:

### **UTILITY ROOM**

8'0" (2.44m) x 7'8" (2.30m). 1½ bowl sink unit with single drainer, mixer tap and base cupboards under. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Tiled floor. Radiator. Deep understair storage cupboard with electric light also housing boiler serving central heating and hot water supply, consumer unit and electric meter. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed window and door to side elevation.

### **FIRST FLOOR LANDING**

Smoke alarm. Radiator. uPVC double glazed window to side aspect. Access, via pull down ladder, to insulated and part boarded roof space with electric light. Door to:

### **BEDROOM 1**

12'10" (3.91m) x 12'10" (3.91m). Radiator. uPVC double glazed windows to both side aspects. uPVC double glazed window to front aspect offering fine outlook over neighbouring area and beyond. Door to:

### **ENSUITE SHOWER ROOM**

6'10" (2.08m) x 6'4" (1.93m). A modern matching white suite comprising good size quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Low level WC. Feature circular bowl sink unit, with modern style mixer tap, set on vanity unit with cupboard space beneath. Medicine cabinets. Heated ladder towel rail. Tiled wall surround. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'2" (3.10m) x 10'0" (3.05m). Radiator. uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 3**

12'2" (3.71m) maximum x 8'0" (2.44m) excluding door recess (sloped ceiling part restricted head height). Radiator. uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 4**

11'0" (3.35m) x 8'0" (2.44m). Radiator. uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BATHROOM**

10'4" (3.15m) x 7'10" (2.39m) maximum. A spacious modern bathroom with matching white suite comprising tiled panelled bath with mixer tap, fitted mains shower unit and glass shower screen. Low level WC. Wash hand basin with mixer tap. Tiled wall surround. Radiator. uPVC double glazed window to side aspect.

### **OUTSIDE**

The property is approached via a pillared entrance and wrought iron gate with pathway and steps that lead to a raised pathway leading to front door. The property itself is almost in the middle of the plot with the lawned gardens surrounding mostly the front and side elevations being enclosed by neat natural hedgerow and maturing shrubs and trees. The pathway extends to the side elevation which consists of a crazy paved patio with small timber shed and two rockeries, outside light and water tap. Accessed via Sweetbriar Lane are two wrought iron double opening gates leading to a private driveway providing parking for approximately two vehicles in turn providing access to:

### DETACHED GARAGE

With power and light. Side courtesy door provides access to an additional concrete patio with timber shed.

### TENURE

Freehold

### MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, O2 and Vodafone voice & data likely, Three voice and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band

### DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street proceed straight ahead down into East Wonford Hill and after the 2<sup>nd</sup> set of traffic lights turn left into Sweetbriar Lane. Proceed along and at the junction of Sweetbriar Lane and Vaughan Road the property will be found on the right hand side (corner plot site).

### 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.

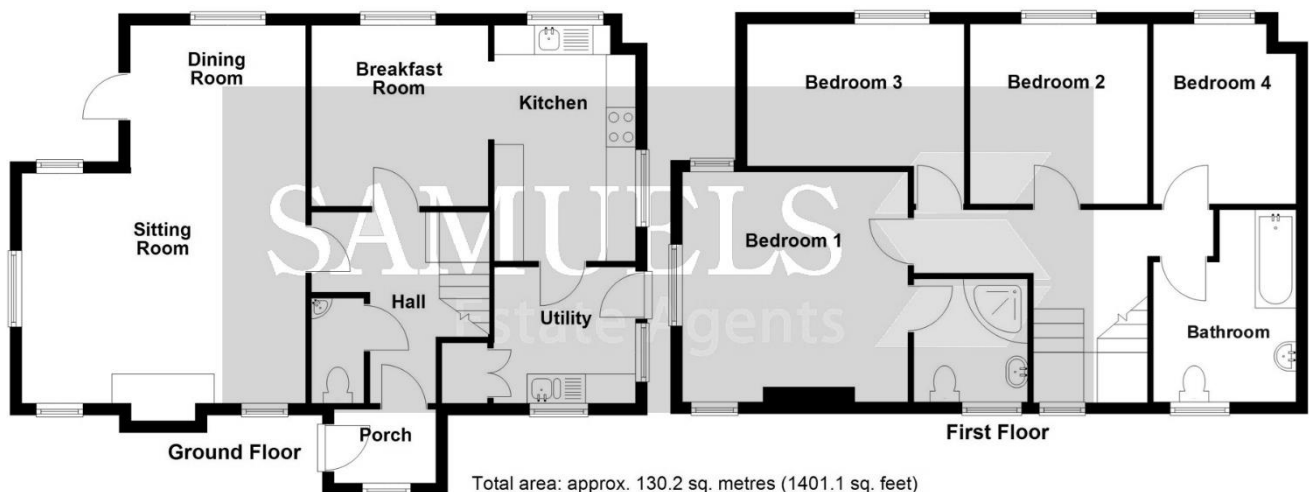
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0224/8575/AV



Floor plan for illustration purposes only – not to scale





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