

**34 MAYFIELD ROAD
PINHOE
EXETER
EX4 8PR**



£290,000 FREEHOLD



A deceptively spacious and well presented mid terraced family home occupying a highly convenient position providing good access to local amenities and popular primary school. Three good size bedrooms. First floor shower room. Separate cloakroom. Reception hall. Sitting room. Fabulous light and spacious modern kitchen/dining room. Gas central heating. uPVC double glazing. Private driveway. Good size enclosed lawned rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Cloak hanging space. Smoke alarm. Door to:

SITTING ROOM

16'10" (5.13m) x 9'10" (3.0m). Radiator. Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Telephone point. Television aerial point. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, doorway opens to:

KITCHEN/DINING ROOM

17'0" (5.18m) x 16'0" (4.88m) maximum reducing to 9'6" (2.90m) ('L' shaped). A fabulous light and spacious room with installed modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Bosch oven/grill. Fitted Bosch microwave. Fitted Bosch induction hob with glass splashback. Upright cupboard. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Two radiators. Ample space for table and chairs. Storage cupboard housing gas meter, electric meter and consumer unit. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Storage cupboard, with fitted shelving, housing boiler serving central heating and hot water supply (installed 2022). Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

BEDROOM 1

13'2" (4.01m) x 9'8" (2.95m) excluding door recess. A light and spacious room. Radiator. Deep wardrobe. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) x 9'6" (2.90m) excluding recess. Radiator. Telephone point. Television aerial point. Wardrobe recess. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

10'0" (3.05m) x 7'0" (2.13m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

SHOWER ROOM

A modern matching white suite comprising good size shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap. Fitted mirror. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

SEPARATE CLOAKROOM

Low level WC. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of lawned garden with flower/shrub beds. Dividing pathway leads to the front door whilst a gravelled private driveway provides parking. The rear garden is of good size and consists of two shaped areas of lawn. Water tap. Raised flower/shrub bed. Dividing pathway leads to a paved patio. Additional raised flower bed. Pathway leads to the top end of the garden with good size timber shed, greenhouse and vegetable growing area. The rear garden is enclosed to all sides whilst a rear gate provides access to a private lane, this lane is only used by the residents of 34-37 Mayfield Road and any trades which may need access to the rear gardens ie windows cleaner etc.

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

Proceeding out of Exeter along Pinhoe Road continue to the very end bearing left by Sainsburys, proceed down and take the left hand turning into Venny Bridge. Continue along taking the second left into Chancel Lane and proceed over the bridge taking the next right into De La Rue Way, proceed along and take the second right into Sanders Road which then connects to Mayfield Road. 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/0725/9002/AV



Ground Floor

First Floor

Total area: approx. 82.9 sq. metres (892.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		