



**4 EXWICK COURT  
RIVERVIEW DRIVE  
EXWICK  
EXETER  
EX4 2RE**

PROOF COPY



**£225,000 FREEHOLD**



**A modern end link house occupying a delightful level position within close proximity to local amenities, St Davids mainline railway station, riverside walks and Exeter city centre. Two double bedrooms. First floor bathroom. Light and spacious sitting room. Kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed rear garden. Private allocated parking space. Ideal first time buy/investment purchase. No chain. Viewing recommended.**

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

Canopy entrance. Part obscure uPVC double glazed front door leads to:

### **SITTING ROOM**

15'8" (4.78m) x 12'5" (3.78m) maximum reducing to 9'4" (2.84m). A spacious room. Radiator. Thermostat control panel. Contemporary modern fireplace with inset living flame effect gas fire with fire surround. Stairs rising to first floor. Deep understair storage cupboard. Cupboard housing gas meter. uPVC double glazed window to front aspect. Door to:

### **KITCHEN/DINING ROOM**

12'4" (3.76m) x 7'2" (2.18m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Circular bowl sink unit with single drainer and mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Space for table and chairs. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door providing access to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Door to:

### **BEDROOM 1**

12'6" (3.81m) maximum into wardrobe space x 8'10" (2.69m). Radiator. Large built in wardrobe with fitted shelving and hanging rail. Additional storage cupboard/wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

### **BEDROOM 2**

12'6" (3.81m) x 7'2" (2.18m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with mixer tap including shower attachment and tiled splashback. Wash hand basin with mixer tap. Low level WC. Heated ladder towel rail. Extractor fan.

### **OUTSIDE**

To the front of the property is an area of lawned garden with pathway leading to the front door. The rear garden consists of a paved patio with outside water tap and leading to an area of lawn. Dividing pathway leads to the lower end of the garden with timber shed. Enclosed to all sides whilst a rear gate provides pedestrian access in turn providing access to private allocated parking space.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band B

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 3<sup>rd</sup> exit left into Okehampton Street which connects to Okehampton Road. At the traffic light/crossroad junction turn right into Exwick Road and continue to the end of this road which then connects to St Andrews Road. Take the right hand turning into Riverview Drive which connects to Exwick Court.

### **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 on 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 surveyors 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.

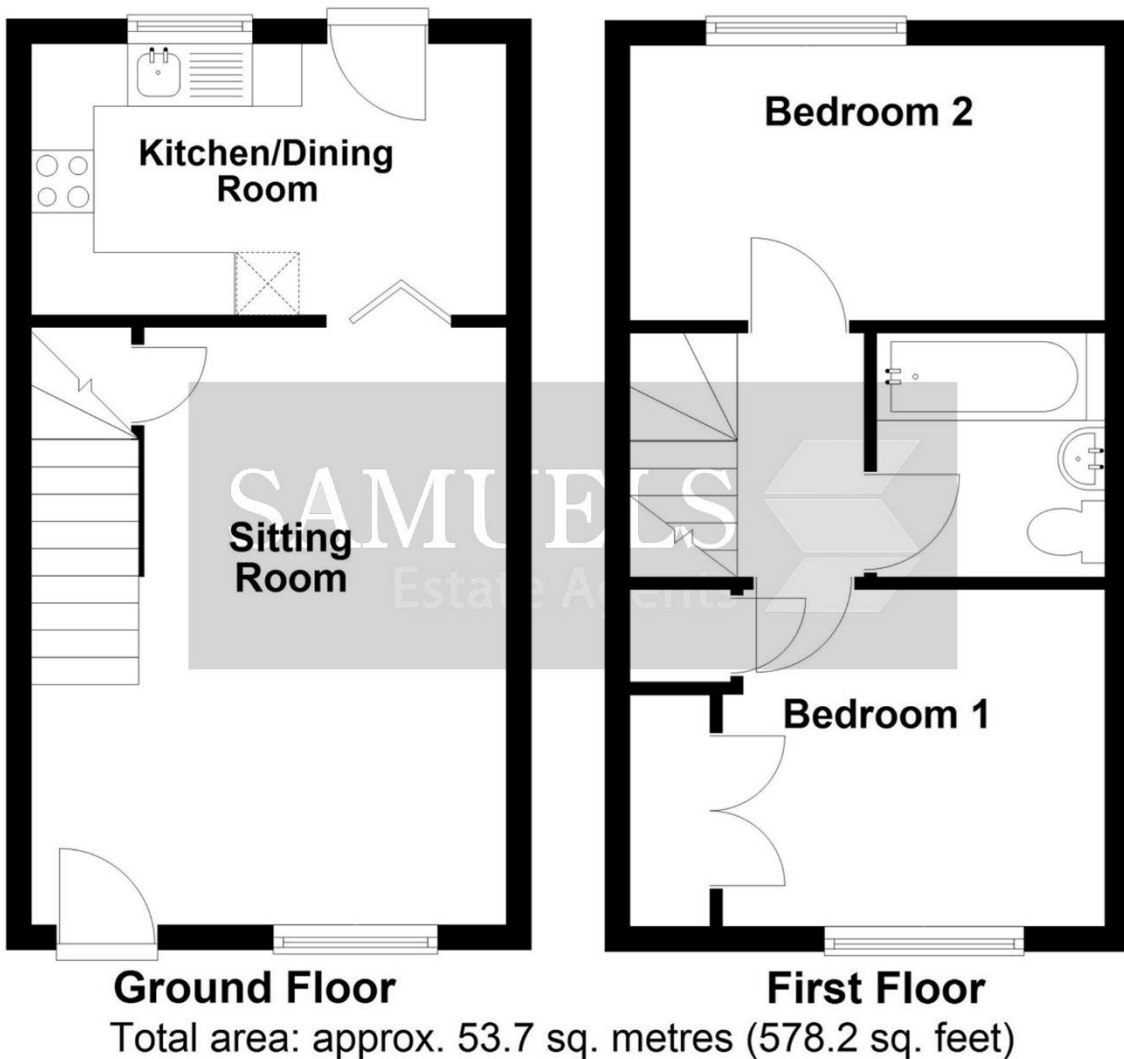
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/1024/8786/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		