

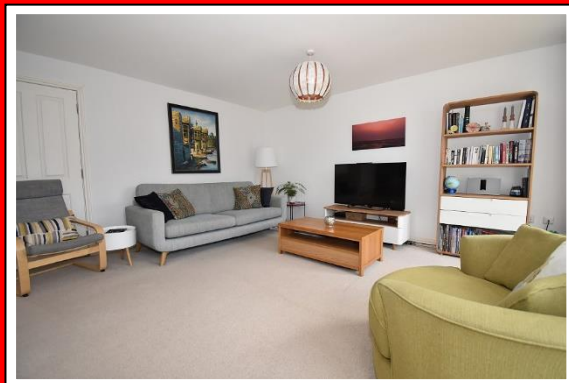


**25 VAUGHAN ROAD
HEAVITREE
EXETER
EX1 3DH**

PROOF COPY



£375,000 FREEHOLD



A highly individual detached family home occupying a highly convenient position providing good access to local amenities and major link roads. Presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Modern kitchen. Cloakroom/utility. Light and spacious open plan lounge/dining room. Front and rear gardens. Gas central heating. uPVC double glazing. Attractive private brick paved driveway providing parking for approximately two/three vehicles. Popular residential location. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Smoke alarm. uPVC double glazed window to front aspect. Deep double width cloaks/storage cupboard with hanging rail and fitted shelf over. Double opening doors lead to:

LOUNGE/DINING ROOM

23'8" (7.21m) maximum reducing to 17'0" (5.18m) x 15'0" (4.57m) maximum (irregular shaped room). A light and spacious room. Two radiators. Television aerial point. Telephone point. Twin uPVC double glazed double opening doors providing access and outlook to rear garden. Door leads to:

KITCHEN

13'6" (4.11m) maximum x 10'0" (3.05m) maximum (irregular shaped room). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Granite effect roll edge work surfaces with matching splashback. Circular bowl sink unit with single drainer and modern mixer tap. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated fridge. Integrated dishwasher. Upright storage cupboard housing boiler serving central heating and hot water supply. Radiator. Three uPVC double glazed windows to front aspect.

From reception hall, door to:

UTILITY/CLOAKROOM

9'2" (2.79m) x 5'6" (1.68m). Low level WC. Wash hand basin set in marble effect roll edge work surface with matching splashback and base cupboard under. Two matching eye level cupboards. Plumbing and space for washing machine. Space for freezer. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Smoke alarm. uPVC double glazed window to front aspect. Door leads to:

INNER LANDING

Opening to:

BEDROOM 1

12'8" (3.86m) excluding wardrobe space and door recess x 10'0" (3.05m) maximum. A characterful room with built in double wardrobe. Radiator. Three uPVC double glazed windows to front aspect with outlook over neighbouring area and beyond. Access to roof space. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap. Decorative tiled shower enclosure with fitted mains shower unit. Heated ladder towel rail. Shaver point. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) excluding recess x 10'8" (3.25m) (average measurements – irregular shaped room). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

11'4" (3.45m) x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BATHROOM

8'6" (2.59m) x 5'10" (1.78m). A modern matching white suite comprising panelled bath with fitted mains shower unit, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Shaver point. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property is approached via a pillared entrance leading into an attractive brick paved private driveway providing parking for two/three vehicles (dependant on size). Access to front door. The front garden is mostly laid to decorative stone chippings for ease of maintenance with surrounding flower/shrub beds. To the right side elevation is a side gate and pathway leading to the rear garden which is mostly laid to decorative paving for ease of maintenance. Raised flower bed. Timber shed. Outside light. The rear garden enjoys a high degree of privacy and is enclosed to all sides.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE, Three, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Medium risk, Surface water – High Risk

Mining: No risk from mining

Council Tax: Band D

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street proceed straight ahead down into East Wonford Hill and after the 2nd set of traffic lights turn left into Sweetbriar Lane. Proceed straight ahead this then connects to Vaughan Road, the property in question will be found towards the end of this road 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.

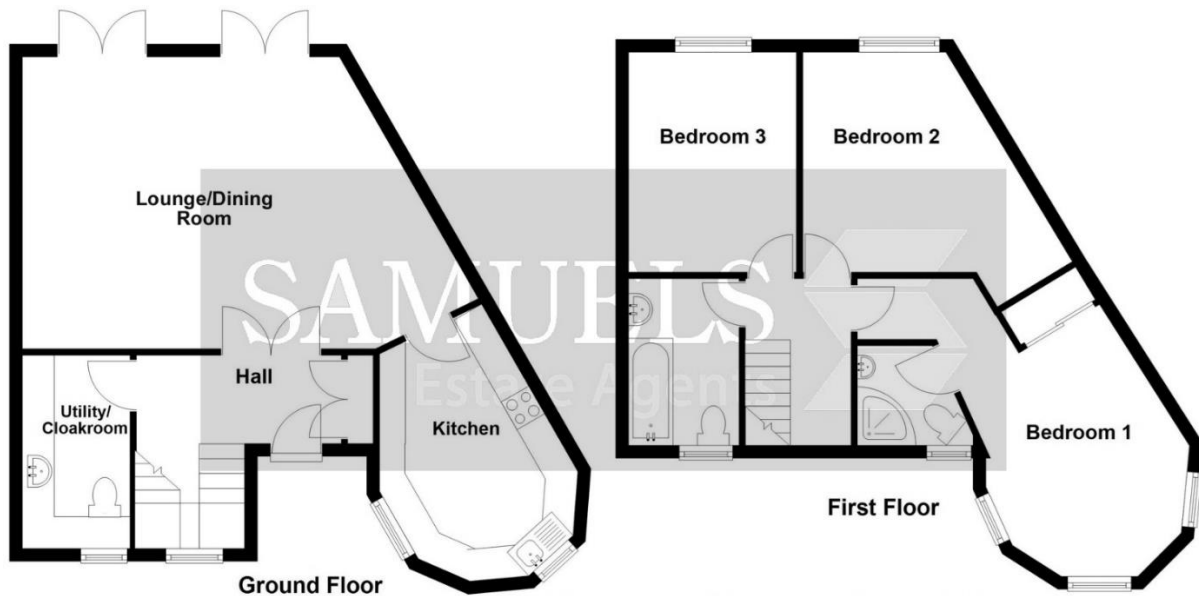
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8592/AV



Total area: approx. 90.3 sq. metres (972.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		