



**16 EDWARDS COURT  
KINGS HEATH  
EXETER  
EX2 7RL**

PROOF COPY



**£230,000 FREEHOLD**



**A well proportioned coach house situated with this highly sought after residential development providing great access to local amenities, major link roads and railway station. Two double bedrooms. Spacious lounge/dining room open plan to modern kitchen. Modern bathroom. Gas central heating. uPVC double glazing. Private garden. Garage. Viewing recommended.**

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

Covered entrance. Part Obscure uPVC double glazed front door leads to:

### **ENTRANCE HALL**

Electric consumer unit. Stairs rising to:

### **FIRST FLOOR LANDING**

Laminate wood effect flooring. Radiator. Access to roof space. Storage cupboard, with fitted shelf, housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect. Doorway opens to:

### **LOUNGE/DINING ROOM**

17'10" (5.44m) x 17'4" (5.28m) maximum reducing to 10'10" (3.30m). A light and spacious room. Two radiators. Laminate wood effect flooring. uPVC double glazed windows to both front and rear aspects. uPVC double glazed double opening doors, with Juliet balcony, to front aspect. Open plan to:

### **KITCHEN**

11'8" (3.56m) x 6'6" (1.98m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Space for upright fridge freezer. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 1**

14'0" (4.27m) maximum x 9'2" (2.79m). Laminate wood effect flooring. Radiator. uPVC double glazed window to front aspect. uPVC double glazed double opening doors, with Juliet balcony, to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

13'0" (3.96m) x 8'6" (2.59m). Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BATHROOM**

7'2" (2.18m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with mixer tap and fitted main shower unit over including shower attachment. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

Driveway leads to:

### **GARAGE**

18'8" (5.69m) x 8'4" (2.54m). Large understair recess. Power and light. Up and over door providing vehicle access. Rear courtesy door provides access to the rear garden.

The rear garden consists of a paved patio and two tiered areas of lawn.

### **COUNCIL TAX**

Band B (Exeter City Council)

### **TENURE**

**FREEHOLD**

### **DIRECTIONS**

From Middlemoor roundabout continue onto Rydon Lane and proceed along taking the left hand turning into Heraldry Way. Continue almost to the bottom of this road turning right into Edwards 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 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.

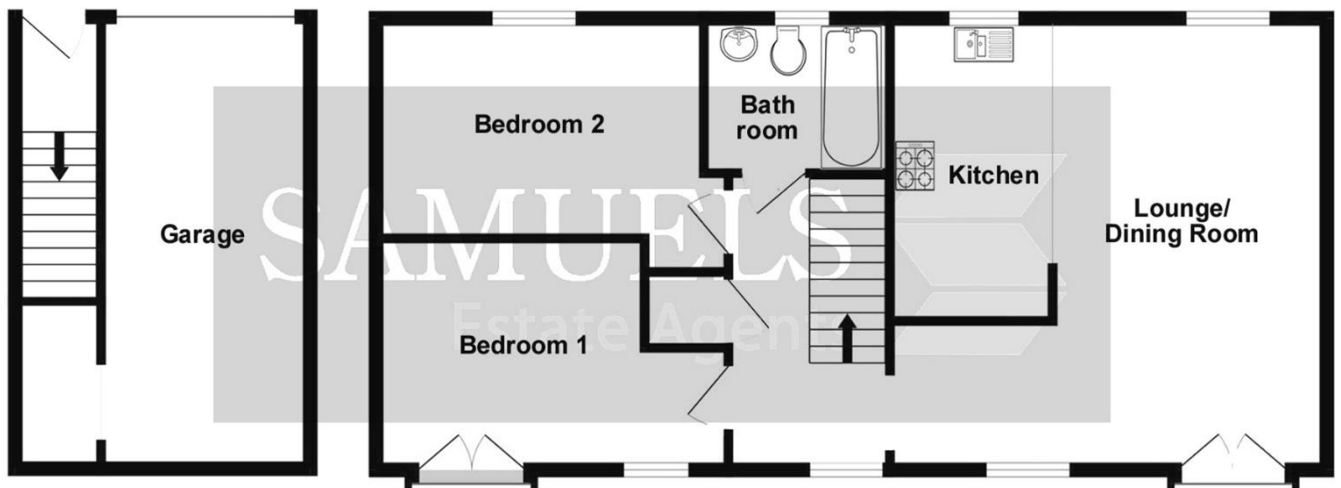
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0124/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		