



**56 BOVEMOORS LANE  
EXETER  
DEVON  
EX2 5BP**



**£285,000 FREEHOLD**



**A modernised mid terraced house family home occupying a highly convenient position providing good access to local amenities and walking distance to the Royal Devon & Exeter hospital. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Modern kitchen/breakfast room. Spacious ground floor utility/cloakroom. Gas central heating. uPVC double glazing. Enclosed lawned rear garden with patio. No chain. Viewing recommended.**

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

Composite front door, with inset frosted double glazed panels, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Cloak hanging space. Smoke alarm. Thermostat control panel. Understair storage cupboard, with cloak hanging space, housing electric meter, gas meter and electric consumer unit. Door leads to:

### **SITTING ROOM**

13'4" (4.06m) into bay x 11'4" (3.45m) into recess. Radiator. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

11'2" (3.40m) x 9'10" (3.0m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashback incorporating breakfast bar. Ceramic single drainer sink unit with modern style mixer tap. Space for electric cooker. Space for fridge. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **UTILITY/CLOAKROOM**

7'10" (2.39m) x 6'10" (2.08m) maximum. Plumbing and space for washing machine. Further appliance space. Low level WC. Wash hand basin with tiled splashback. Radiator. Wall mounted boiler serving central heating and hot water supply. Storage cupboard with fitted shelving. Frosted glass uPVC double glazed window to rear aspect. Part frosted uPVC double glazed door providing access to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Deep storage cupboard with fitted shelving. Door to:

### **BEDROOM 1**

11'4" (3.45m) maximum x 11'2" (3.40m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 2**

11'4" (3.45m) x 10'2" (3.10m). Radiator. Television aerial point. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

7'2" (2.18m) x 6'8" (2.03m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a small lawned area of garden with side flower/shrub bed. Pillared entrance with dividing pathway leading to the front door. The rear garden consists of a paved patio with water tap. Neat shaped area of lawn. Side paved pathway leads to an additional patio. Enclosed by timber panelled fencing to all sides whilst a timber gate provides pedestrian access.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data can be found on the Ofcom website

Mobile: Outdoors – Current data can be found on the Ofcom website

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 C (Exeter)

## DIRECTIONS

From Exeter city centre proceed to the roundabout at the bottom of Paris Street and continue straight ahead into Heavitree Road, passing Waitrose, and at the traffic light junction turn right into Barrack Road. At the traffic light/crossroad junction proceed straight ahead and take the 1st left hand turning into Haldon View Terrace which connects to Church Lane, which in turn leads to Bovemoors Lane, 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.

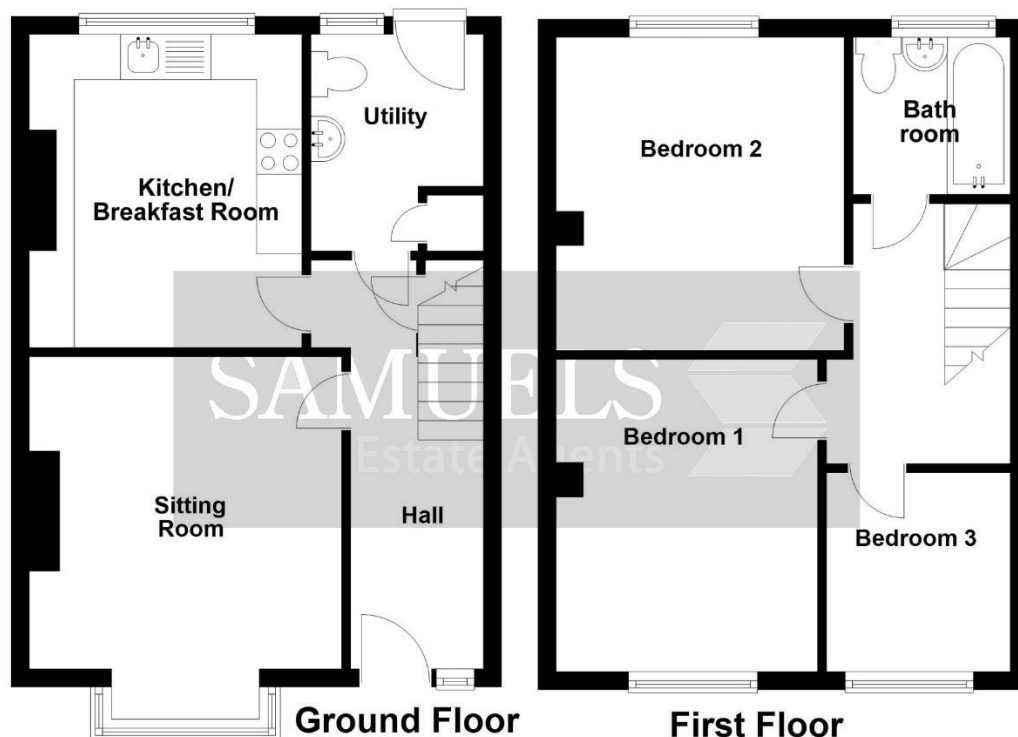
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0725/9007/AV**



Total area: approx. 74.5 sq. metres (801.4 sq. feet)  
Floor plan for illustration purposes only – not to scale



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