



**40 BUCKERELL AVENUE  
ST LEONARDS  
EXETER  
EX2 4RD**



**£450,000 FREEHOLD**



First time to the market in over 50 years is this well proportioned 1930's style semi detached family home located within this highly sought after residential location providing great access to local amenities including Royal Devon & Exeter hospital, County Hall, riverside walks and Exeter city centre. Three bedrooms. Ensuite bathroom to master bedroom. Separate shower room. Reception hall. Sitting room. Separate dining room. Kitchen. Rear lobby. Ground floor cloakroom. Gas central heating. Double glazing. Delightful enclosed lawned rear garden enjoying a high degree of privacy. Detached garage. No chain. Viewing highly recommended.

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

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

### **RECEPTION HALL**

A spacious hallway. Radiator. Telephone point. Picture rail. Understair storage cupboard. Smoke alarm. Leaded obscure glazed window to side aspect. Door to:

### **SITTING ROOM**

14'4" (4.37m) into bay x 12'10" (3.91m) into recess. A light and spacious room. Fitted living flame effect gas fire, raised hearth, wood surround and mantel over. Two radiators. Two wall light points. Picture rail. Double opening doors lead to dining room. uPVC bay window to front aspect.

From reception hall, door to:

### **DINING ROOM**

14'8" (4.47m) into bay x 11'10" (3.61m) into recess. Fireplace recess with tiled hearth, wood surround and mantel over. Radiator. Two wall light points. Picture rail. uPVC double glazed door, with matching side windows, providing access and outlook to rear garden.

From reception hall, archway opens to:

### **KITCHEN**

9'8" (2.95m) x 7'6" (2.29m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Plumbing and space for dishwasher. Plumbing and space for washing machine. Radiator. uPVC double glazed window to side aspect. Part glass panelled door leads to:

### **REAR LOBBY**

Space for fridge freezer. Further appliance space. Storage cupboard housing boiler serving central heating and hot water supply. Double glazed sliding patio doors providing access and outlook to rear garden. Door to:

### **CLOAKROOM**

Comprising WC. Obscure glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Picture rail. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

13'2" (4.01m) x 11'10" (3.61m) into wardrobe space. Range of built in wardrobes including two storage cupboards. Radiator. Picture rail. Additional built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **ENSUITE BATHROOM**

7'6" (2.29m) maximum x 5'10" (1.78m). A matching white suite comprising panelled bath with fitted mains shower unit over and folding glass shower screen. Low level WC. Wash hand basin. Tiled wall surround. Radiator. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

14'8" (4.47m) x 12'0" (3.66m) into recess. Built in double wardrobe. Radiator. Picture rail. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

7'10" (2.39m) x 7'8" (2.30m). Built in wardrobe. Radiator. Picture rail. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **SHOWER ROOM**

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin. Fitted mirror. Light/shaver point. Low level WC. Radiator. Access to insulated roof space with electric light. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a neat shaped area level lawn. Pillared entrance with gate and pathway leading to the front door. To the side elevation is an additional gate with pathway and further timber gate leading to the rear garden which enjoys a high degree of privacy whilst consisting of a paved patio. Small retaining wall with neat shaped area of lawn. Side shrub beds well stocked with a variety of maturing shrubs, plants and trees. Water tap. Timber shed. The rear garden is enclosed to all sides whilst a rear courtesy door provides access to:

### **SINGLE GARAGE**

With up and over door providing vehicle access. Access is gained via a neighbouring private driveway which number 40 has right of way over.

### **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 D (Exeter)

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing County Hall and take the first left into Buckereil Avenue the property in question will be found a short way along 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 checks 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.

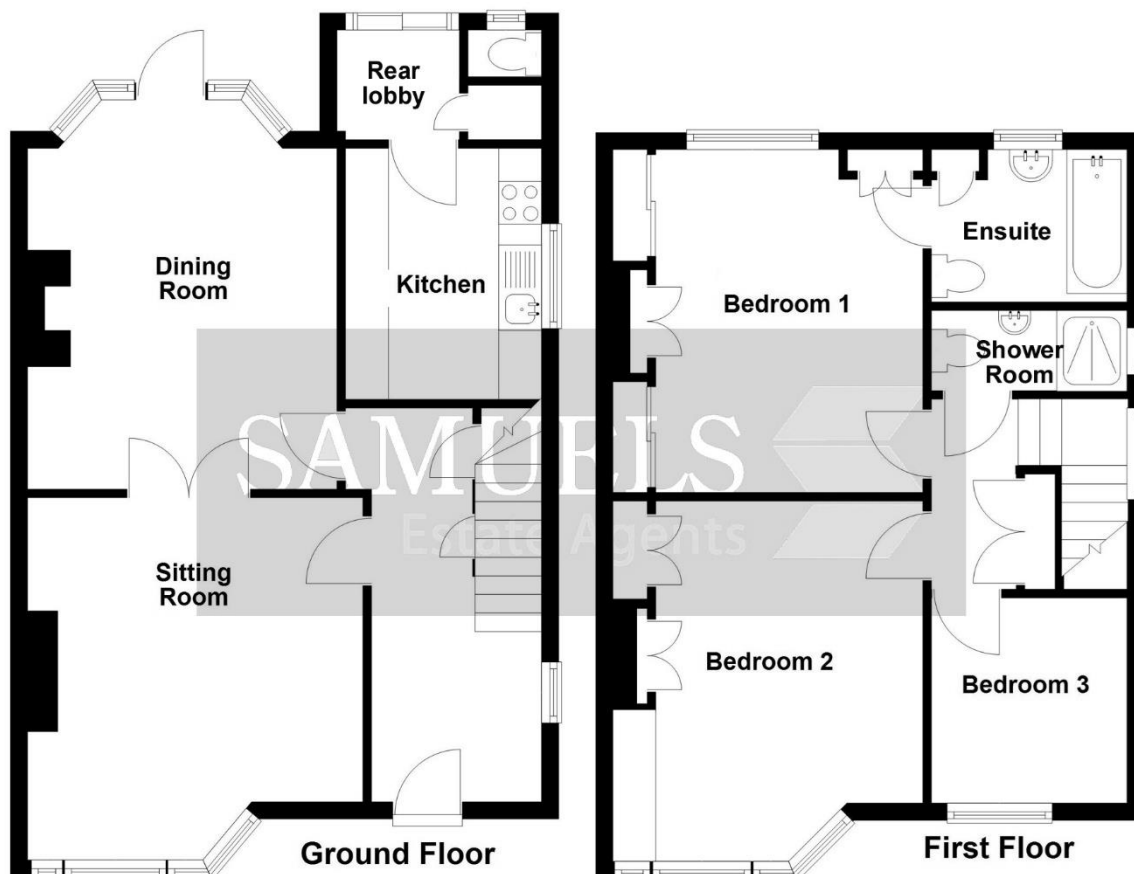
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1025/9071/AV



Total area: approx. 99.3 sq. metres (1068.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		