



**158 BEACON LANE
EXETER
DEVON
EX4 8LY**



GUIDE PRICE £325,000-£350,000 FREEHOLD



A rare opportunity to acquire a well proportioned detached bungalow occupying a good size plot whilst situated in an elevated position with fine outlook and views over neighbouring area, parts of Exeter and beyond. Three bedrooms. Ensuite shower room to master bedroom. Refitted modern shower room. Reception hall. Lounge/dining room. Kitchen/breakfast room. Conservatory. Gas central heating. uPVC double glazing. Good size front, side and rear gardens. Large workshop. Garage. Highly convenient position providing good access to local amenities and Exeter city centre. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

A spacious hallway. Radiator. Telephone point. Access to roof space. Thermostat control panel. Glass panelled door leads to:

LOUNGE/DINING ROOM

22'10" (6.96m) x 14'6" (4.42m) maximum reducing to 10'10" (3.30m). A well proportioned room. Two radiators. Television aerial point. Two wall light points. Window to rear aspect. uPVC double glazed window and door providing access and outlook over side/front garden. uPVC double glazed window to front aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

15'2" (4.62m) x 8'5" (2.57m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Fitted double oven/grill. Four ring induction hob. Single drainer sink unit. Plumbing and space for dishwasher. Upright storage cupboard. Space for upright fridge freezer. Radiator. Space for table and chairs. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure glass panelled door leads to:

CONSERVATORY

14'0" (4.27m) x 9'0" (2.74m) maximum. Dwarf wall. Two radiators. Power and light. Laminate wood effect flooring. uPVC double glazed windows and sliding door providing access and outlook to rear garden.

From reception hall, door to:

BEDROOM 1

10'10" (3.30m) into wardrobe space x 10'6" (3.20m) excluding door recess. Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

ENSUITE SHOWER ROOM

Comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin. Low level WC with concealed cistern. Medicine cabinet. Radiator. Extractor fan.

From reception hall, door to:

BEDROOM 2

10'0" (3.05m) x 10'0" (3.05m). Range of built in bedroom furniture consisting of double wardrobe and dressing table with seven drawers. Radiator. Built in wardrobe with hanging rail and fitted shelving. uPVC double glazed window to front aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

BEDROOM 3

11'6" (3.51m) x 9'0" (2.74m). Television aerial point. Radiator. uPVC double glazed window to front aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

SHOWER ROOM

6'6" (1.98m) x 5'4" (1.63m). A refitted modern matching white suite comprising good size shower enclosure incorporating drying area with curved glass shower screen and fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Radiator. Medicine cabinet. Obscure uPVC double glazed window to side aspect.

From reception hall access, via pull down aluminium ladder to insulated and part boarded roof space with electric light.

OUTSIDE

The property benefits from occupying a generous elevated site. Wrought iron gate with steps and pathway lead to the front door. The front/side area of garden consists of a good size shaped area of lawn well stocked with a variety of shrubs, bushes and trees. Outside lighting. A double width pathway leads to the rear garden which enjoys a high degree of privacy whilst consisting of a good size paved patio with outside lighting and leading to a shaped area of lawn. Various maturing shrubs and plants including apple tree. To the top end of the garden is a good size:

WORKSHOP

23'0" (7.01m) x 9'4" (2.84m). Pitched roof. Power and light. Cold water. This particular room offers great scope for conversion into a studio/office if required.

A side path continues past the top of the garden with rear access to:

GARAGE

Side pedestrian door. Currently converted for storage but could be returned to original use.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

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

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low Risk

Mining: No risk from mining
Council Tax: Band D

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the next roundabout take the 3rd exit left onto Prince Charles Road. At the next roundabout bear left onto Calthorpe Road which connects to Beacon Lane, continue straight over the next roundabout, proceed up the hill and the property in question will be found on the left hand side occupying an elevated position.

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.

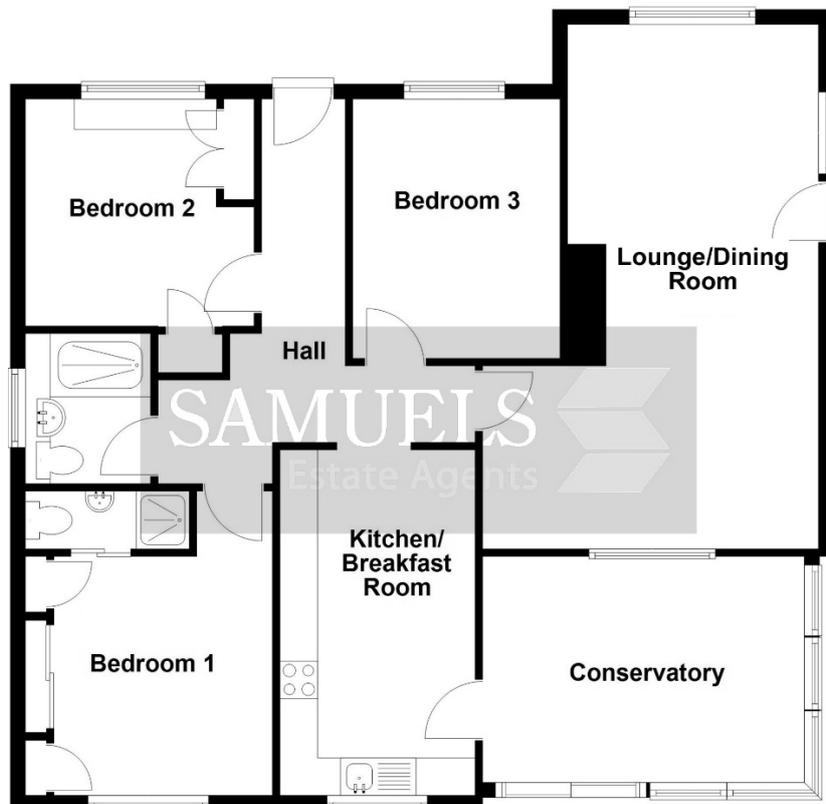
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0824/8717/AV



Total area: approx. 99.5 sq. metres (1070.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		