



**19 SOUTHBROOK ROAD
COUNTESS WEAR
EXETER
EX2 6JA**



£460,000 FREEHOLD



An opportunity to acquire a fabulous 1930's style semi 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 good size bedrooms. First floor refitted modern bathroom. Reception hall. Sitting room. Separate dining room. Modern kitchen. Gas central heating. uPVC double glazing. Private driveway. Garage. Good size enclosed lawned south facing rear garden enjoying a high degree of privacy. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance porch with courtesy light. uPVC double glazed windows to both front and side aspects. Attractive composite front door, with inset obscure lead effect double glazed panels, leads to:

RECEPTION HALL

Quality laminate wood effect flooring. Stairs rising to first floor. Understair storage cupboard housing boiler serving central heating and hot water supply (installed 2021). Radiator. Telephone point. Picture rail. Dado rail. Smoke alarm. uPVC double glazed window to side aspect. Exposed wood door leads to:

SITTING ROOM

14'2" (4.32m) x 12'6" (3.81m) maximum. A light and spacious room. Quality laminate wood effect flooring. Inset living flame effect electric stove fire with carved surround, tiled hearth and mantel over. Radiator. Television aerial point. Dado rail. Picture rail. uPVC double glazed bay window to front aspect.

From reception hall, exposed wood door leads to:

DINING ROOM

12'5" (3.78m) x 10'6" (3.20m) maximum. Quality laminate wood effect flooring. Marble effect fireplace with inset living flame effect gas fire (disconnected), raised hearth, fire surround and mantel over. Picture rail. Radiator. Double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, exposed wood door leads to:

KITCHEN

12'2" (3.71m) maximum x 8'0" (2.44m) maximum. A modern matching kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Fitted electric double oven/grill. Five ring gas hob with glass splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Integrated dishwasher. Space for upright fridge freezer. Radiator. Quality laminate wood effect flooring. Recess for microwave. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door to side elevation.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Picture rail. Obscure uPVC double glazed window to side aspect. Exposed wood door leads to:

BEDROOM 1

14'8" (4.47m) into bay x 12'6" (3.81m) maximum into wardrobe space. Range of built in wardrobes, with mirror fronted doors, to one wall providing hanging and shelving space. Television point behind sliding door of wardrobe. Picture rail. Dado rail. Radiator. uPVC double glazed window to front aspect.

From first floor landing, exposed wood door leads to:

BEDROOM 2

12'6" (3.81m) x 10'6" (3.20m). Radiator. Picture rail. Dado rail. Built in wardrobe with fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, exposed wood door leads to:

BEDROOM 3

9'2" (2.79m) x 8'0" (2.44m). Radiator. Laminate wood effect flooring. Picture rail. Dado rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, exposed wood door leads to:

BATHROOM

8'0" (2.44m) x 5'10" (1.78m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Quadrant tiled shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed windows both front and side aspects.

OUTSIDE

To the front of the property is a neat shaped area of lawn. Private driveway provides parking which runs to the side elevation in turn providing access to **detached single garage**.

From the driveway a timber gate leads to the rear garden, which is a particular feature of the property, consisting of an attractive paved patio part of which is covered with a timber framed veranda with glass roof panels. Outside lighting and water tap. Two neat shaped areas of level lawn with gravelled side shrub beds. Dividing pathway leads to the lower end of the garden which is laid to decorative stone chippings for ease of maintenance with two storage sheds. The garden is stocked with a variety of maturing shrubs, plants and trees 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 & Vodafone voice and data limited, Three voice and data likely, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

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 D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing County Hall at the next set of traffic lights proceed straight ahead. Continue down passing the crematorium and at the next set of traffic lights turn left and continue down. At the 'T' junction turn left into Southbrook Road and continue around where 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 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.

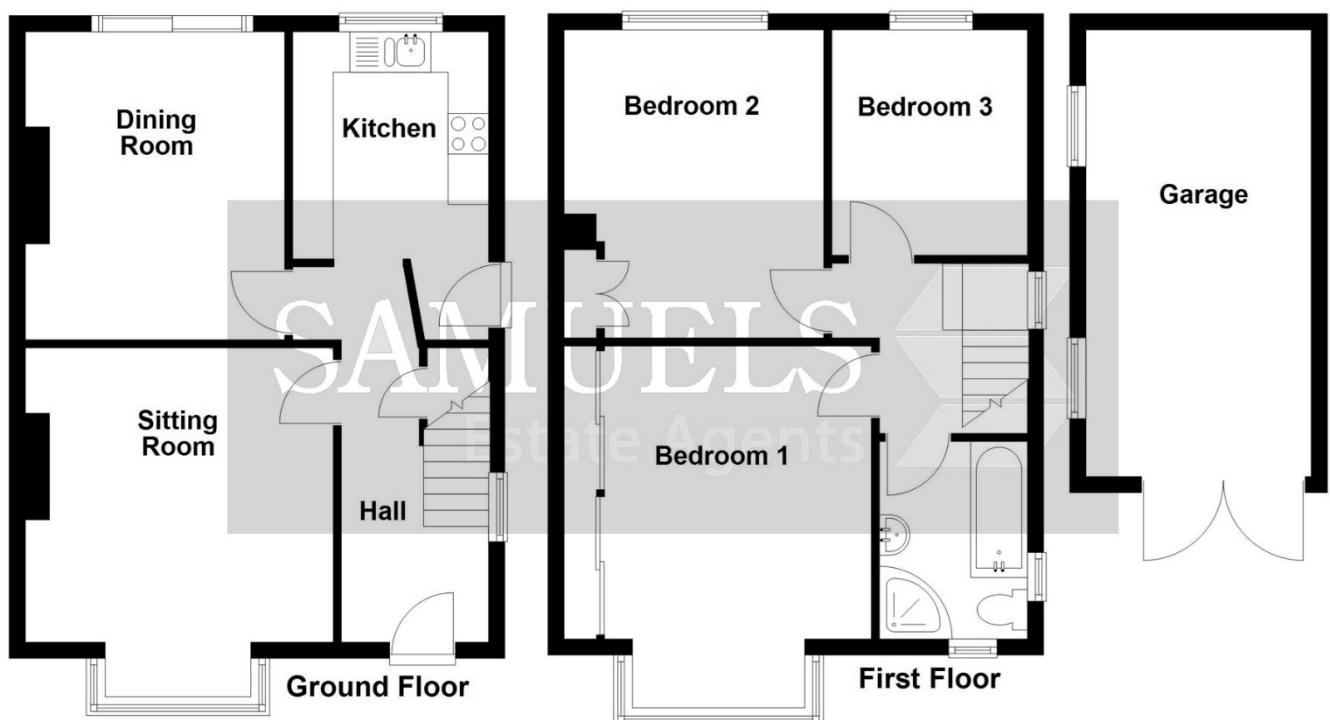
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0325/8883/AV



Total area: approx. 103.1 sq. metres (1109.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		