



**8 HILL LANE
EXETER
DEVON
EX1 3JP**

PROOF COPY



OFFERS IN EXCESS OF £425,000 FREEHOLD



A well proportioned extended 1930's style Wakeham & Tucker built semi detached family home. Three good size bedrooms. Spacious modern family shower room. Reception hall. Sitting room. Dining room. Ground floor cloakroom. Kitchen. Separate breakfast room. Private driveway providing ample parking for numerous vehicles. Good size garage. Delightful enclosed rear garden. Highly convenient position providing good access to local amenities and Exeter city centre. A fabulous family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENCLOSED ENTRANCE PORCH

Exposed ceiling beams. Decorative tiled floor. Electric wall heater. uPVC double glazed windows to both front and side aspects. Glass panelled front door, with matching leaded glass windows either side, leading to:

RECEPTION HALL

A spacious hallway. Picture rail. Radiator. Telephone point. Cloak hanging space. Understair storage cupboard. Smoke alarm. Stairs rising to first floor. Panelled door leads to:

SITTING ROOM

15'4" (4.67m) into bay x 12'5" (3.78m). A light and spacious room. Radiator. Television aerial point. uPVC double glazed bay window to front aspect with outlook over front garden. Feature archway opens to:

DINING ROOM

14'10" (4.52m) into bay x 12'5" (3.78m) into recess. Storage cupboards and display shelving built into alcoves. Two radiators. Picture rail. Panelled door leads to reception hall. uPVC double glazed bay window to rear aspect with outlook over rear garden.

From reception hall, panelled door leads to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin. Half height tiled wall surround. Obscure uPVC double glazed window to side aspect.

From reception hall, panelled door leads to:

BREAKFAST ROOM

12'2" (3.71m) excluding door recess x 9'6" (2.90m) maximum. Radiator. Television aerial point. Serving hatch to kitchen. uPVC double glazed window to side aspect. Double opening doors lead to:

UTILITY CUPBOARD

With plumbing and space for washing machine. Further appliance space. Obscure uPVC double glazed window to side aspect.

From breakfast room, panelled door leads to:

KITCHEN/BREAKFAST ROOM

12'0" (3.66m) x 12'0" (3.66m) maximum reducing to 10'5" (3.18m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces incorporating breakfast bar. Double drainer sink unit with modern style mixer tap. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine/dishwasher. Laminate wood effect flooring. Upright storage cupboard. uPVC double glazed windows to both side aspects. uPVC double glazed window to rear aspect with pleasant outlook over rear garden. Obscure uPVC double glazed door providing access to rear garden.

FIRST FLOOR LANDING

Picture rail. Access to roof space. Obscure uPVC double glazed window to side aspect. Panelled door leads to:

STORAGE ROOM

With electric light.

From first floor landing, panelled door leads to:

BEDROOM 1

15'4" (4.67m) into bay x 12'6" (3.81m) into wardrobe space. Built in double wardrobes either side of chimney breast. Radiator. Picture rail. uPVC double glazed bay window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, panelled door leads to:

BEDROOM 2

14'10" (4.52m) into bay x 12'5" (3.78m) into recess. Picture rail. Radiator. uPVC double glazed bay window to rear aspect with pleasant outlook over rear garden.

From first floor landing, panelled door leads to:

BEDROOM 3

10'0" (3.05m) x 8'4" (2.54m) excluding door recess. Radiator. Picture rail. Deep double width airing cupboard, with fitted shelving, housing hot water tank and boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect again with pleasant outlook over rear garden.

From first floor landing, panelled door leads to:

SHOWER ROOM

8'4" (2.54m) x 6'0" (1.83m). A refitted modern matching white suite comprising double width tiled shower enclosure with toughened glass screen and fitted mains power shower. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled floor. Heated ladder towel rail (gas/electric). Tiled wall surround. Two uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a good size shaped area of lawn with shrub beds well stocked with a variety of maturing shrubs, plants and hedgerow. Paved patio. Wrought iron double opening gates lead to a long private driveway providing parking for numerous vehicles in turn providing access to:

GARAGE

23'5" (7.14m) x 10'2" (3.10m). An extended garage with pitched roof. Power and light. Electronically operated roller front door providing vehicle access. Obscure uPVC double glazed door providing access to rear garden.

From the driveway double gates lead to the rear garden, which is a particular feature of the property, enjoying a westerly aspect whilst consisting of a paved patio with outside lighting. Neat shaped area of lawn. Side flower/shrub beds. Dividing crazy paved pathway leads to the lower end of the garden with raised fishpond. Further shaped area of lawn. Greenhouse. Water tap. Enclosed to all sides.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter down Pinhoe Road continue under Polsloe Bridge and at the traffic light junction proceed straight ahead. Continue down, passing the parade of shops on the left hand side, then take the next right into Vaughan Road. Continue down taking the 1st right into Hill Lane 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 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/0522//AV



Floor plan for illustration purposes only – not to scale



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