



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



GUIDE PRICE £480,000 FREEHOLD



A beautifully presented much improved and extended semi-detached family home occupying a fabulous level position with private driveway providing ample parking, garage and good size enclosed lawned rear garden. Three bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Light and spacious sitting room. Well proportioned dining room. Additional lounge/family room. Modern fitted kitchen. Gas central heating. uPVC double glazing. Popular residential location providing good access to local amenities, King George V playing fields, Ludwell Valley Park and major link roads. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Attractive part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Engineered oak wood flooring. Exposed wood staircase rising to first floor. Radiator. Smoke alarm. uPVC double glazed window to side aspect. Exposed wood door leads to:

CLOAKROOM

A spacious cloakroom comprising low level WC. Wash hand basin with tiled splashback. Engineered oak wood flooring. Radiator. Cloak hanging space. Obscure uPVC double glazed windows to both front and side aspects.

From reception hall, exposed wood door leads to:

DINING ROOM

12'10" (3.91m) x 10'2" (3.10m). A light and spacious room. Radiator. Picture rail. Glass panelled double opening doors lead to lounge/family room. Large square opening to:

SITTING ROOM

13'8" (4.17m) into recess x 11'6" (3.51m) into bay. Again a light and spacious room. Marble effect fireplace with raised hearth, living flame effect electric fire, wood surround and mantel over. BT full fibre broadband point. Picture rail. Radiator. uPVC double glazed window to front aspect.

From reception hall, glass panelled door leads to:

KITCHEN

16'10" (5.13m) x 7'0" (2.13m) maximum. A quality refitted modern kitchen comprising an extensive range of matching base, drawer and eye level cupboards with concealed lighting. Wood effect work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Integrated dishwasher. Space for upright fridge freezer. Engineered oak wood flooring. Understair storage cupboard. uPVC double glazed window to side aspect. uPVC double glazed sliding patio doors providing access and outlook to rear garden. Opening to:

LOUNGE/FAMILY ROOM

10'10" (3.30m) x 9'0" (2.74m). A great room to provide a number of uses. Radiator. Inset halogen spotlights to ceiling. Glass panelled double opening doors lead to dining room. Large uPVC double glazed sliding patio doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

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

BEDROOM 1

12'0" (3.66m) into bay x 10'10" (3.30m) excluding door recess. Radiator. uPVC double glazed bay window to front aspect.

From first floor landing, exposed wood door leads to:

BEDROOM 2

12'10" (3.91m) x 10'4" (3.15m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, exposed wood door leads to:

BEDROOM 3

10'6" (3.20m) maximum x 8'2" (2.49m). Deep recess with fitted shelving. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

From first floor landing, exposed wood door leads to:

BATHROOM

6'10" (2.08m) x 6'2" (1.88m). A modern matching white suite comprising 'P' shaped panelled bath with fitted mains shower unit over, separate shower attachment, mixer tap and curved glass shower screen. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Heated ladder towel rail. Obscure uPVC double glazed windows to both side and rear aspects.

OUTSIDE

To the front of the property is a neat shaped area of lawn with well stocked flower/shrub beds. A double width driveway provides parking for two vehicles whilst to the left side elevation the driveway extends providing parking for two further vehicles. Outside light and water tap. Access to:

GARAGE

18'0" (5.49m) x 9'0" (2.74m). Power and light. Double opening doors.

From the driveway a side gate leads to the rear garden, which is a particular feature of the property, consisting of a raised decked terrace with outside light. Attractive dividing pathway leads to a neat shaped area of lawn. side shrub beds stocked with a variety of maturing shrubs, plants, bushes and trees. To the lower end of the garden is a gravelled seating area with a small timber shed. The rear garden enjoys a high degree of privacy 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 & 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

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.

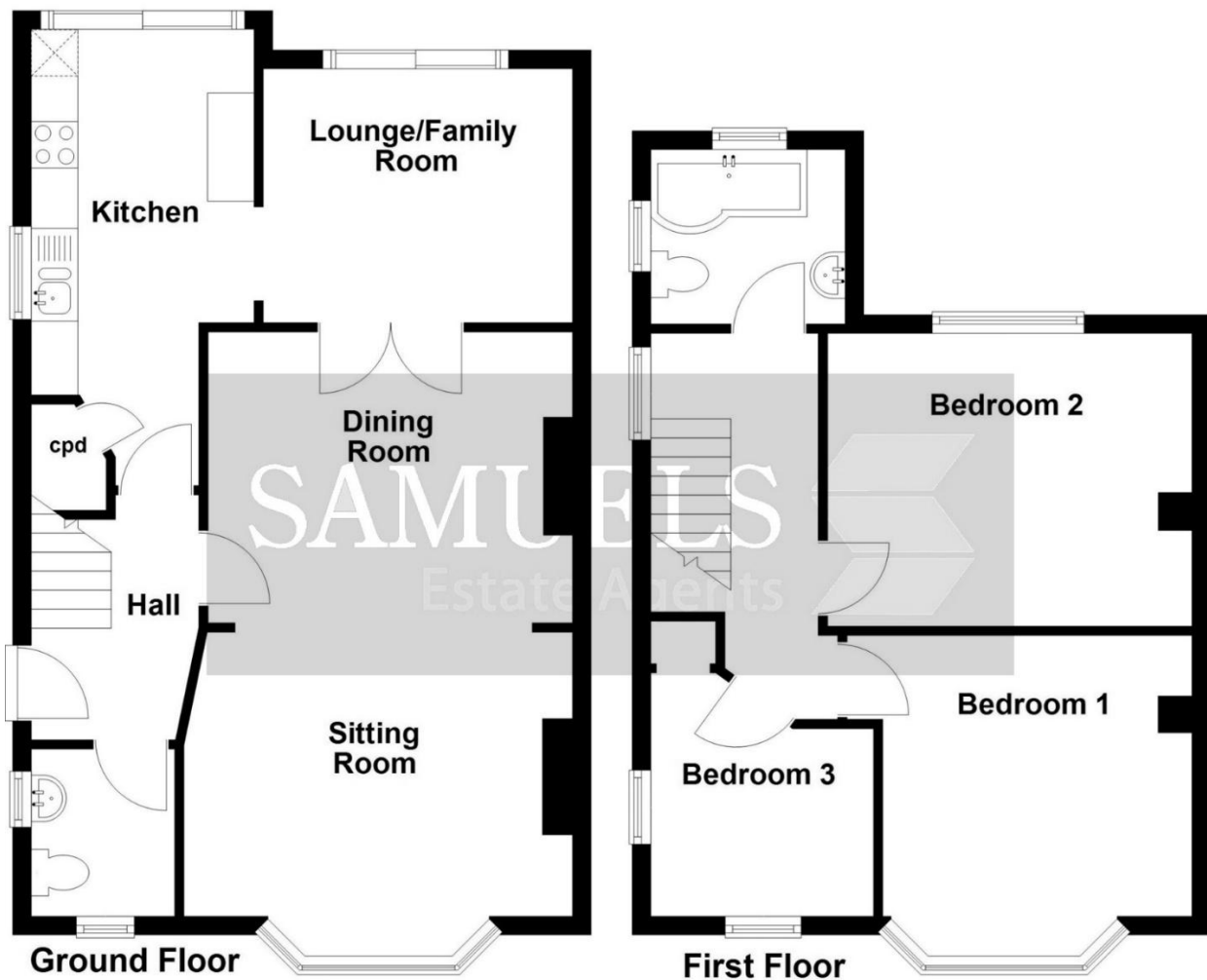
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0325/8887/AV



Total area: approx. 95.6 sq. metres (1028.6 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		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		