



**17 RIVERMEAD ROAD
ST LEONARDS
EXETER
EX2 4RH**

PROOF COPY



OFFERS IN THE REGION OF £450,000 FREEHOLD



An opportunity to acquire a well proportioned 1930's style semi detached family home located within this highly desirable residential location convenient to local amenities, Royal Devon & Exeter hospital, County Hall and riverside walks. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. Rear lobby. Cloakroom. Lean to conservatory. Garage. Good size enclosed rear garden with additional off road parking. Workshop/store. Requiring modernisation. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance with courtesy light. Front door, with inset obscure glazed panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Picture rail. Wall light point. Obscure glazed window to side aspect. Understair storage cupboard housing fuse box, electric and gas meters. Door to:

SITTING ROOM

13'4" (4.06m) into bay x 12'2" (3.71m) into recess. A light and spacious room. Radiator. Brick/stone effect fireplace extending into alcoves and raised hearth. Picture rail. Television aerial point. Thermostat control panel. Glass panelled double opening sliding doors provide access to dining room. Bay window to front aspect.

From reception hall, door to:

DINING ROOM

13'4" (4.06m) x 10'8" (3.25m). Radiator. Picture rail. Serving hatch to kitchen. Glazed double opening doors lead to:

LEAN TO CONSERVATORY

9'5" (2.87m) x 5'0" (1.52m) maximum. Double glazed sliding patio door provides access and outlook to rear garden.

From reception hall, obscure glazed door leads to:

KITCHEN

10'0" (3.05m) x 7'0" (2.13m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit. Space for electric cooker. Plumbing and space for washing machine. Radiator. Wall mounted boiler serving central heating and hot water supply (installed December 2020). Further appliance space. Obscure glazed window to side aspect. uPVC double glazed window to side aspect. Obscure glass panelled door leads to:

REAR LOBBY

Space for upright fridge freezer. Upright storage cupboard. uPVC double glazed door provides access and outlook to rear garden. Door provides access to:

CLOAKROOM

Comprising WC. Wall hung wash hand basin with tiled splashback. Obscure glazed window to rear aspect.

FIRST FLOOR LANDING

Radiator. Picture rail. Smoke alarm. Obscure glazed window to side aspect. Access, via pull down aluminium ladder, to insulated roof space offering great scope for conversion to further accommodation if required (subject to the necessary consents). Door to:

BEDROOM 1

14'4" (4.37m) x 10'8" (3.25m) maximum into recess/wardrobe space. Exposed wood flooring. Radiator. Wall light point. Built in triple wardrobe. Bay window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'5" (3.78m) x 10'8" (3.25m) maximum. Picture rail. Built in wardrobe/cupboard. Radiator. Wall light point. Window to rear aspect with fine outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) x 7'4" (2.54m). Exposed wood flooring. Radiator. Picture rail. Window to front aspect.

From first floor landing, door to:

BATHROOM

8'0" (2.44m) x 5'6" (1.68m). Comprising panelled bath with mixer tap including shower attachment. Wash hand basin. WC. Part tiled walls. Radiator. Electric bar heater. Obscure glazed window to rear aspect.

OUTSIDE

The property is approached via a pillared entrance with gate leading to pathway in turn providing access to the front door. The front garden is mostly laid to decorative stone chippings for ease of maintenance with sunken fish pond. Various shrubs and plants. To the left side elevation is a shared driveway in turn providing access to:

GARAGE

16'4" (4.98m) x 9'8" (2.95m). With power and light. Roller front door providing vehicle access. Additional door to the rear of the garage provides additional parking for further vehicle.

From the driveway in front of the garage are large double opening gates leading to additional private parking area with water tap and outside light – opening to the rear garden which is a particular feature of the property consisting of an extensive lawned area of garden with various shrubs, plants and flowers. Dividing pathway leads to the top end of the garden with workshop/store with power and light.

TENURE

Freehold

COUNCIL TAX

Band D

DIRECTIONS

Proceeding out of Exeter down Holloway Street which connects to Topsham Road turn right, opposite County Hall, into Rivermead Road. Continue down to the 'T' junction and turn left and 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 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/0525/8639/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		