



**40 BETTYSMEAD
WHIPTON
EXETER
EX4 8LN**

PROOF COPY



GUIDE PRICE £250,000 FREEHOLD



An opportunity to acquire a well proportioned semi detached family home requiring modernisation throughout. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. Rear lobby with adjoining outbuildings. Good size rear garden. Highly convenient position providing good access to local amenities and Exeter city centre. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure glazed front door leads to:

RECEPTION HALL

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

SITTING ROOM

13'2" (4.01m) into bay x 11'10" (3.61m) into recess. Radiator. Picture rail. Double glazed window to front aspect.

From reception hall, panelled door leads to:

DINING ROOM

11'4" (3.45m) x 9'6" (2.90m) into recess excluding door recess. Fitted gas fire. Radiator. Picture rail. Glass paned door, with matching side windows, providing access and outlook to rear garden.

From reception hall, doorway opens to:

KITCHEN

8'0" (2.44m) x 7'10" (2.39m). Single drainer sink unit. Roll edge work surface. Space for gas cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Larder cupboard with fitted shelving. Double glazed window to side aspect. Window to rear aspect. Part obscure glass panelled door leads to:

REAR LOBBY

Doorway providing access to rear garden. Obscure glazed window to side aspect. Access to outbuildings including storage shed and WC.

FIRST FLOOR LANDING

Exposed wood flooring. Window to side aspect. Panelled door leads to:

BEDROOM 1

13'8" (4.17m) x 10'8" (3.25m). Picture rail. Radiator. Double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, panelled door leads to:

BEDROOM 2

11'10" (3.61m) into recess x 11'4" (3.45m). Built in wardrobe. Tiled fireplace. Picture rail. Radiator. Double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

BEDROOM 3

7'5" (2.26m) x 7'0" (2.13m). Radiator. Picture rail. Boiler serving hot water supply. Double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, panelled door leads to:

BATHROOM

Comprising panelled bath. Wash hand basin. WC. Half height tiled wall surround. Radiator. Access to roof void. Obscure double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to lawn with various maturing shrubs. Dividing pathway leads to the front door. To the left side elevation is a pathway which in turn provides access to the rear garden, which of good size and laid to lawn with various maturing shrubs, plants and trees. The garden has been left to grow naturally over recent years but offers huge potential to be a wonderful garden once again.

TENURE FREEHOLD

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue to the very end and at the roundabout take the 3rd exit into Prince Charles Road. Continue along Prince Charles Road which connects to Calthorpe Road and take the right hand turning into Beacon Lane and continue down taking the 1st left into Bettysmead. Continue into the cul-de-sac and the property in question will be found on the right 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 investigations 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 investigate 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.

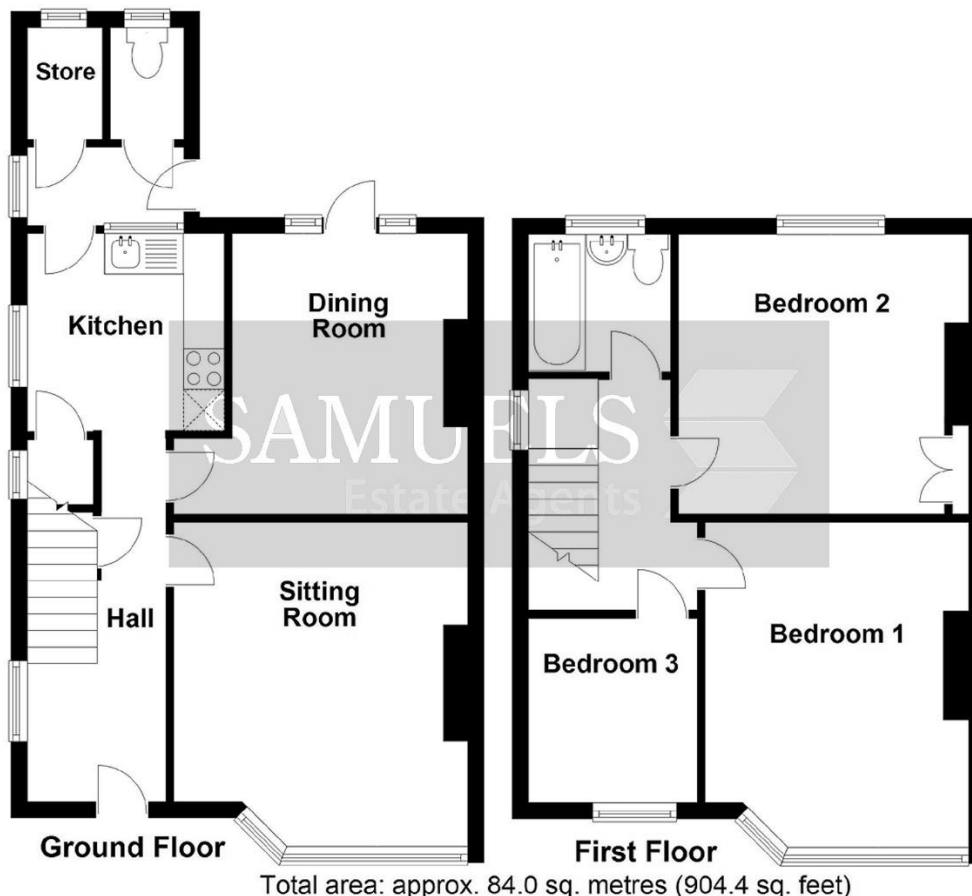
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0223/8354/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		