



**'HENLEAZE'
BARRACK ROAD
ST LEONARDS
EXETER
EX2 6AB**



GUIDE PRICE £425,000 FREEHOLD



A fabulous much improved and extended family home situated in a highly desirable residential location providing good access to local amenities, riverside walks, Royal Devon & Exeter hospital and Exeter city centre. Presented in superb decorative order throughout. Four bedrooms. Luxury modern bathroom. Separate modern shower room. Reception hall. Cloakroom. Sitting room. Modern kitchen/breakfast room. Dining room/family room. Enclosed rear garden with detached studio room. Private driveway providing ample parking. Extended good size garage. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with obscure double glazed panel, leads to:

RECEPTION HALL

A spacious hallway. Laminate wood effect flooring. Feature vertical radiator. Range of storage cupboards with wood block worktop. Cloak hanging space. Stairs rising to first floor. uPVC double glazed window to side aspect. Door to garage. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback with inset mirror. Laminate wood effect flooring. Extractor fan.

From reception hall, part glass panelled door leads to:

SITTING ROOM

13'8" (4.17m) x 13'6" (4.11m). Parquet wood flooring. Radiator. Contemporary modern fireplace with wall mounted living flame effect electric fire. Television aerial point. Picture rail. Understair storage cupboard housing electric and gas meters. uPVC double glazed window to front aspect. Glass panelled double opening doors lead to:

KITCHEN/BREAKFAST ROOM

16'10" (5.13m) x 8'6" (2.59m). A quality fitted modern kitchen fitted with an extensive range of matching base, drawer and eye level cupboards. Wood work surfaces incorporating breakfast bar with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Fitted induction hob including one gas burner with filter/extractor hood over. Integrated dishwasher. Space for upright fridge freezer. Tiled floor. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Doorway opens to:

DINING ROOM/FAMILY ROOM

16'4" (4.98m) x 6'8" (2.03m). A great room to provide a number of uses. Laminate wood effect flooring. Radiator. Two wall light points. Storage cupboard also housing boiler serving central heating and hot water supply (installed November 2022). Part obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Airing/linen cupboard with fitted shelving. Door to:

BEDROOM 1

11'10" (3.61m) x 11'0" (3.35m). Radiator. Exposed wood flooring. Range of built in bedroom furniture consisting of one triple wardrobe, one double wardrobe, two matching bedside units with shelving over. Picture rail. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

10'2" (3.10m) x 8'10" (2.69m) excluding door recess. Radiator. Range of built in bedroom furniture consisting triple wardrobe, fitted desk with three drawers either side and adjoining shelving. Picture rail. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

10'4" (3.15m) x 6'8" (2.03m). Radiator. Access to roof space. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 4

7'8" (2.30m) x 6'6" (1.98m). Radiator. Built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

6'8" (2.03m) x 5'10" (1.78m) excluding door recess. A luxury modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Wash hand basin set in vanity unit with modern style mixer tap and cupboard space beneath. Tiled splashback with fitted mirror. Low level WC. Tiled floor. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

SHOWER ROOM

5'8" (1.73m) x 5'4" (1.63m). A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit and toughened glass surround. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Tiled wall surround. Tiled floor. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an attractive brick paved triple width driveway providing parking for approximately three vehicles part of which provides access to:

GARAGE

25'2" (7.67m) x 8'4" (2.54m). A good size garage with electronically operated up and over door. Power and light. Side courtesy door to reception hall. To the rear end of the garage is a utility area with plumbing and space for washing machine and further appliance space. Fitted worktop. Range of base and eye level cupboards.

From the driveway a timber gate provides access to the front garden mostly laid to decorative stone chippings for ease of maintenance with shrub bed. Dividing pathway leads to the front door with courtesy light. The rear garden consists of a good size paved patio with water tap and external power points. Small retaining wall leads to a section of lawn with further raised paved patio and aluminium storage shed. The rear garden is enclosed to all sides. Within the garden is a:

DETACHED STUDIO ROOM

15'6" (4.72m) x 8'4" (2.54m). A room to provide a number of uses currently used as an entertaining room. Power and light. Window to side aspect. Two uPVC double glazed windows to front aspect. uPVC double glazed double opening doors providing access to front aspect.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing County Hall, at the next set of traffic lights turn left into Barrack Road. 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 check 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.

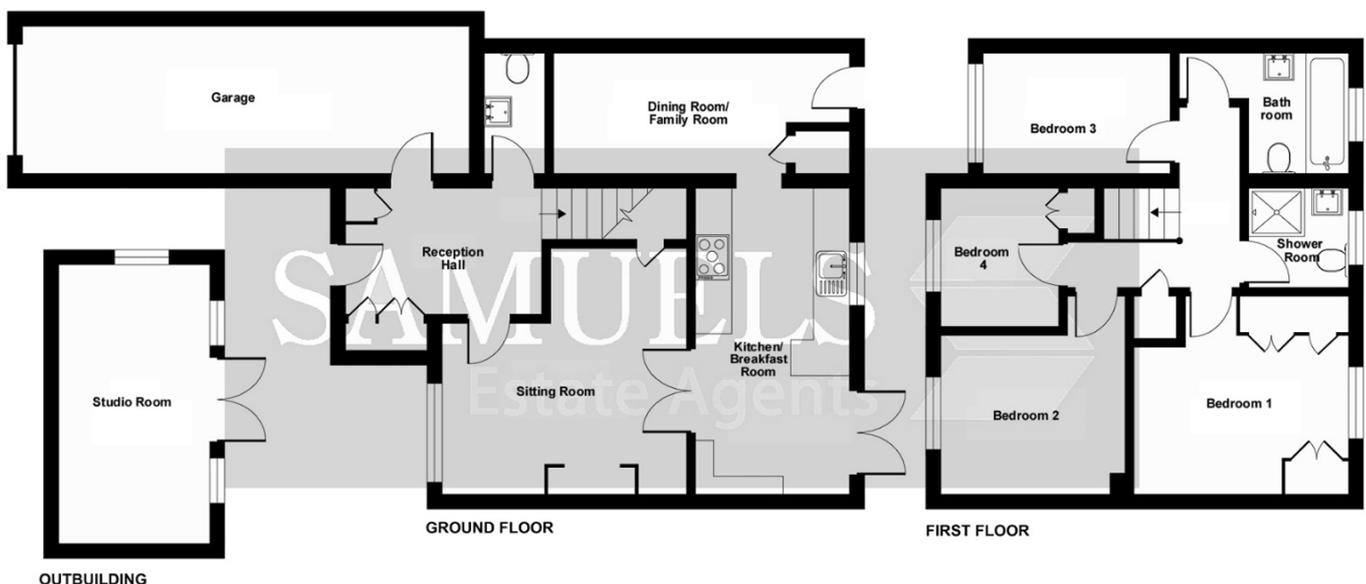
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0124/8558/AV



Total Area - 1440 sq ft/ 133.7 sq m (including garage and outbuilding)

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 | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |