



**2 HOOD DRIVE  
GREENACRES  
EXETER  
EX2 7GG**



**£255,000 FREEHOLD**



A spacious detached coach house located within this highly sought after residential development providing good access to local amenities, major link roads and Topsham. Reception hall. Well proportioned lounge/dining room. Modern kitchen. Two good size bedrooms. Modern bathroom. Gas central heating. uPVC double glazing. Good size garage. Small enclosed garden. A great first time buy/investment purchase. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Electric consumer unit. Smoke alarm. Cloak hanging space. Stairs rising to:

### **FIRST FLOOR LANDING**

Radiator. Access to roof space. Thermostat control panel. Double glazed Velux style window to part pitched ceiling. Door to:

### **LOUNGE/DINING ROOM**

19'6" (5.94m) x 11'0" (3.35m). A spacious room. Two radiators. Television aerial point. Telephone point. uPVC double glazed window to rear aspect. uPVC double glazed double opening doors, with Juliet balcony, to front aspect.

From first floor landing, door to:

### **KITCHEN**

10'0" (3.05m) x 9'10" (3.0m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Deep storage cupboard also housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 1**

14'10" (4.52m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'4" (3.45m) x 9'4" (2.84m). Radiator. Double glazed Velux style window to part pitched ceiling.

From first floor landing, door to:

### **BATHROOM**

6'8" (2.03m) x 5'6" (1.68m). A matching white suite comprising panelled bath with fitted mains shower unit, glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan. Double glazed Velux style window to part pitched ceiling.

### **OUTSIDE**

Beneath the property (left hand side) is a:

### **PRIVATE GARAGE**

19'6" (5.94m) x 10'6" (3.20m). Power and light. Up and over door providing vehicle access. Deep understair storage cupboard.

The property also benefits from a small enclosed garden which is laid to gravel and paving. The garden is situated directly to the rear elevation of the property.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice limited no data, Three no voice or data, O2 voice likely data limited, Vodafone voice & data likely

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 B

## **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and proceed straight ahead again onto Topsham Road. Continue past the Golf & Country club and at the next set of traffic lights turn left into Admiral Way, continue along and take the next left into Somerville Crescent then 1<sup>st</sup> right into Hood Drive.

## **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/0724/8685/AV**



Total area: approx. 91.0 sq. metres (979.4 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		