

**20 BROOKSIDE CRESCENT
EXETER
DEVON
EX4 8NF**

PROOF COPY

Signed _____

Date: _____



£260,000 FREEHOLD



A well presented semi detached bungalow occupying a highly convenient position providing good access to local amenities and bus service into Exeter city centre. Two bedrooms. Reception hall. Lounge/dining room. Kitchen. Conservatory. Utility room. Modern shower room. Gas central heating. uPVC double glazing. Driveway providing parking for approximately two vehicles. Enclosed easy to maintain rear garden enjoying southerly aspect with garage/store. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Courtesy light. Lead effect uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Telephone point. Smoke alarm. Airing cupboard, with fitted shelving over, housing lagged hot water cylinder. Cloak hanging space. Wired for BT Openreach full fibre broadband. Access, via pull down aluminium ladder, to roof insulated and boarded space with power and light.

From reception hall, door to:

LOUNGE/DINING ROOM

14'10" (4.52m) x 10'4" (3.15m). Stone/brick effect fireplace with raised hearth, living flame effect electric fire and wood mantel over. Radiator. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

KITCHEN

8'8" (2.64m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with decorative tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob. Radiator. uPVC double glazed window to side aspect. Glass paned door leads to:

CONSERVATORY

6'10" (2.08m) x 5'4" (1.63m). Full height uPVC double glazed windows and door provide access and outlook to rear garden. Doorway opens to:

UTILITY ROOM

6'8" (2.03m) x 5'0" (1.52m). Plumbing and space for washing machine. Further appliance space. Boiler serving central heating and hot water supply. Electric meter and consumer unit.

From reception hall, door to:

BEDROOM 1

13'10" (4.22m) x 10'4" (3.15m). Radiator. Gas convector heater. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 2

8'5" (2.57m) x 8'4" (2.54m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

SHOWER ROOM

6'8" (2.03m) x 5'4" (1.63m). A matching white suite comprising quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Radiator. Electric wall heater. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a maturing flower/shrub bed stocked with a variety of maturing shrubs, plants and flowers. Driveway and section of garden laid to decorative stone chippings provides parking for approximately two vehicles. To the left side elevation is a water tap and side gate providing access to the rear garden which enjoys a southerly aspect and consists of a raised timber decked terrace leading to an area of garden laid to decorative stone chippings for ease of maintenance with inset flower/shrub beds. The garden is enclosed to all sides whilst to the left side of the garden is a:

GARAGE/STORE

15'10" (4.83m) x 7'10" (2.39m). Up and over door (no vehicle access). Power and light. Side courtesy door provides access to rear garden.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the next roundabout take the 3rd exit left onto Prince Charles Road. Continue along to the roundabout and take the 1st exit left onto Calthorpe Road which connects to Beacon Lane proceed along over the mini roundabout and continue almost to the brow of the hill turning left into Central Avenue then 1st right into Brookside Crescent, 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 checks 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.

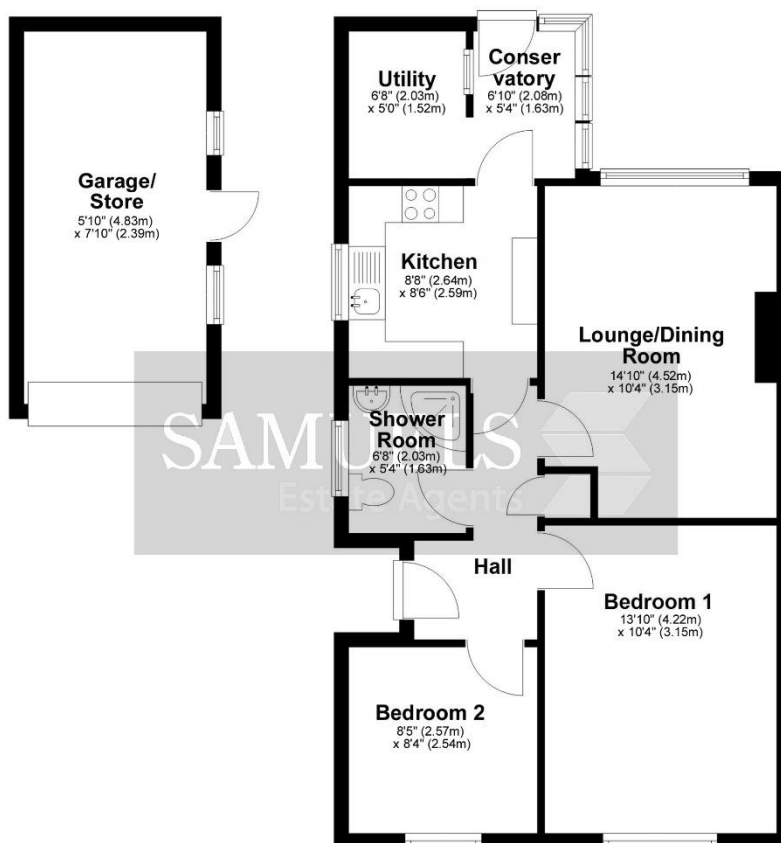
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9130/AV



Total area: approx. 69.7 sq. metres (750.1 sq. feet)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |