



**77 SOUTHBROOK ROAD  
COUNTRESS WEAR  
EXETER  
EX2 6JF**



**£350,000 FREEHOLD**



**A well proportioned extended semi detached family home occupying a highly sought after position within close proximity to local amenities and major link roads. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Dining room. Kitchen. Breakfast room. Gas central heating. uPVC double glazing. Private driveway. Garage. Good size delightful enclosed rear garden. Outlook and views over neighbouring area and countryside beyond. No chain. Viewing highly recommended.**

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

uPVC double glazed sliding door, with matching side panel, leads to:

### **ENTRANCE LOBBY**

Obscure uPVC double glazed door, with matching side panel, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Stairs rising to first floor. Radiator. Thermostat control panel. Understair storage cupboard housing electric meter, gas meter and electric consumer unit. Door to:

### **SITTING ROOM**

13'0" (3.96m) x 10'4" (3.15m) into recess. Tiled fireplace with inset living flame effect gas fire, tiled hearth and mantel over. Television aerial point. Radiator. uPVC double glazed window to front aspect. Square opening to:

### **DINING ROOM**

10'8" (3.25m) x 8'10" (2.69m). Doorway opening to breakfast room. Radiator. Laminate wood effect flooring. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

### **BREAKFAST ROOM**

7'6" (2.29m) x 10'0" (3.05m). Tiled floor. Radiator. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden. Feature archway opens to:

### **KITCHEN**

12'10" (3.91m) x 6'6" (1.98m). Fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for electric cooker. Space for fridge. Upright storage cupboard. Tiled floor. Radiator. Internal door to garage. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Radiator. Access, via pull down aluminium ladder to insulated roof space with electric light. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

13'0" (3.96m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect with fine outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

### **BEDROOM 2**

10'10" (3.30m) x 9'10" (3.0m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

9'10" (3.0m) maximum x 6'6" (1.98m). Built in cupboard. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

6'4" (1.93m) x 5'6" (1.68m). A matching white suite comprising panelled bath with mixer tap including shower attachment. Wash hand basin. Low level WC. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a neat area of lawned garden with hedgerow. Shrub bed stocked with a variety of maturing shrubs and plants. A double driveway, part of which is gravelled, provides parking for two vehicles (subject to size) in turn providing access to:

### **GARAGE**

17'8" (5.38m) x 7'2" (2.18m). Power and light. Internal door provides access to property.

The rear garden is a particular feature of the property consisting of a paved patio with water tap. Small retaining wall with maturing flower/shrub beds. Dividing steps lead to a neat shaped area of level lawn with various maturing shrubs, plants and trees. The rear garden is enclosed to all sides by means of neat natural hedgerow and timber panelled fencing. Immediate access to rights of way behind the property perfect for long walks and dog walking.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band D

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing the Crematorium and at the next set of traffic lights turn left, down to the 'T' junction and turn left into Southbrook Road. Continue up the hill and the property in question will be found approximately three quarters of the way up 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.

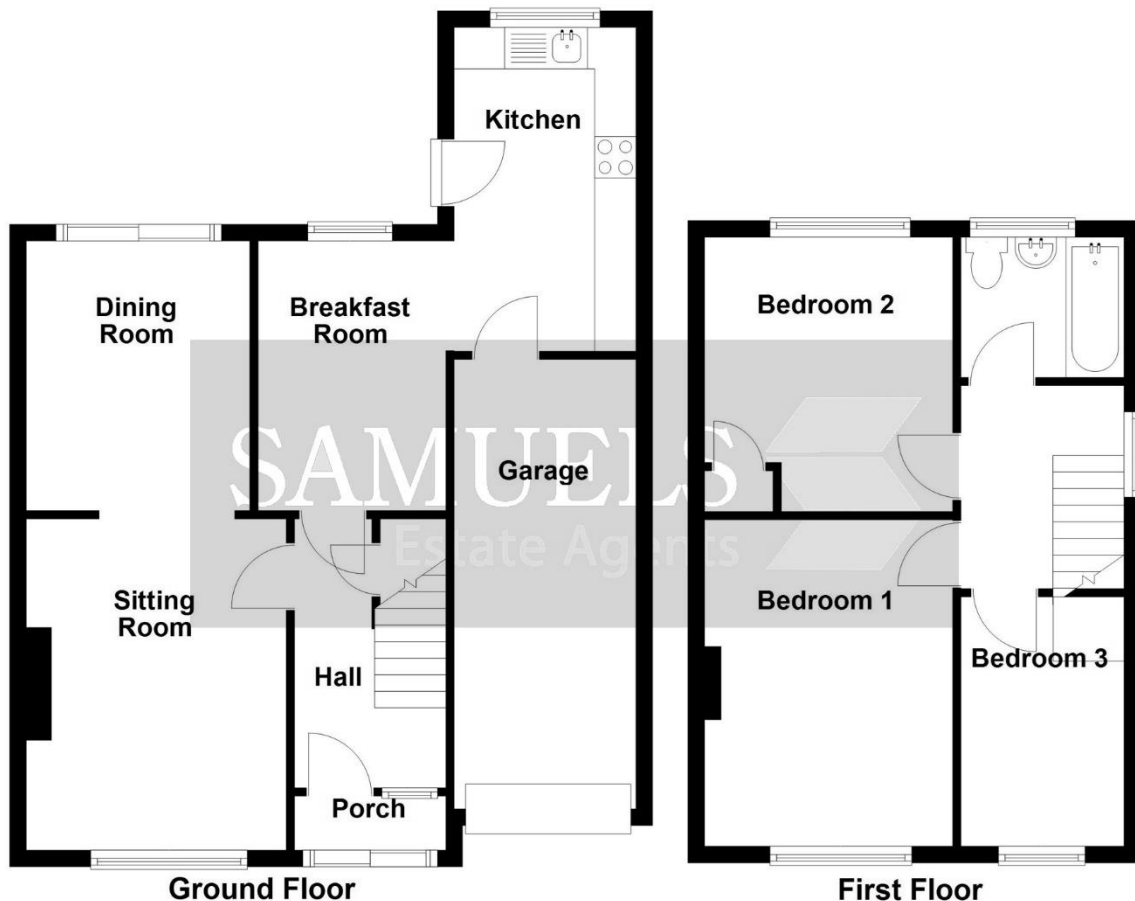
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0524/8653/AV**



Total area: approx. 95.9 sq. metres (1032.8 sq. feet)

Floor plan for illustration purposes – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		