



**44 KNIGHTLEY ROAD  
ST LEONARDS  
EXETER  
EX2 4SR**



**£500,000 FREEHOLD**



**A much improved and extended four bedroom semi detached family home situated within this highly sought after residential area providing good access to local amenities, Royal Devon & Exeter hospital, riverside walks and Exeter city centre. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Sitting room. Dining room. Family room/office. Spacious modern kitchen/breakfast room. Utility room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Corner plot position with gardens to three sides. Private driveway. Detached garage. A great family home. Viewing highly recommended.**

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

Covered entrance. Part Obscure uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Tiled floor. uPVC double glazed window to front aspect. Part glazed door leads to:

### **RECEPTION HALL**

Radiator. Understair storage cupboard. Stairs rising to first floor. Smoke alarm. Cloak hanging space. uPVC double glazed window to front aspect. Obscure glass panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

18'4" (5.59m) maximum reducing to 9'10" (3.0m) x 18'2" (5.54m) maximum. A fabulous light and spacious room with a modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces incorporating breakfast bar with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for range cooker with double width filter/extractor hood over. Plumbing and space for dishwasher. Space for American style fridge freezer. Upright larder cupboard. Wall mounted boiler serving central heating and hot water supply. Thermostat control panel for underfloor heating to tiled floor in kitchen and dining area. Obscure uPVC double glazed window to front aspect. uPVC double glazed window to side aspect. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect. Obscure glass panelled door leads to dining room. Square opening to:

### **UTILITY ROOM**

7'0" (2.13m) x 5'10" (1.78m). Matching base cupboard. Wood effect work surfaces with tiled splashback. Plumbing and space for washing machine. Further appliance space. obscure glass panelled door leads to family room/office. uPVC double glazed window to side aspect. Obscure glass panelled door leads to:

### **REAR LOBBY**

Part obscure glazed door provides access to rear garden. Door to:

### **CLOAKROOM**

Comprising low level WC. Corner wash hand basin with modern style mixer tap and tiled splashback. Tiled floor. Radiator. Obscure uPVC double glazed window to side aspect.

From kitchen/breakfast room, obscure glazed door leads to:

### **DINING ROOM**

10'10" (3.30m) x 8'10" (2.69m). Radiator. Square opening to:

### **SITTING ROOM**

13'4" (4.06m) maximum x 10'2" (3.10m) maximum. Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. uPVC double glazed window to front aspect.

From dining room, obscure glass panelled double opening doors lead to:

### **FAMILY ROOM/OFFICE**

11'10" (3.61m) maximum x 9'10" (3.0m). A great room to provide a number of uses. Radiator. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Door to:

### **BEDROOM 1**

18'10" (5.74m) x 10'4" (3.15m). A light and spacious room. Two radiators. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Door to:

### **ENSUITE SHOWER ROOM**

8'6" (2.59m) x 5'0" (1.52m). A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Tiled floor with underfloor heating. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

13'0" (3.96m) x 10'0" (3.05m) maximum. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

10'10" (3.30m) x 10'0" (3.05m). Radiator. Storage cupboard/wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

9'8" (2.95m) x 6'6" (1.98m) maximum over raised stairwell. Radiator. Storage cupboard built over raised stairwell. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BATHROOM**

6'4" (1.93m) x 6'4" (1.93m). A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap and fitted mains shower unit over. Wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Tiled floor with underfloor heating. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from occupying a generous corner plot site with the front garden mostly laid to lawn with various maturing shrubs and plants. Steps and pathway lead to front/side door with courtesy light. The rear garden consists of a good size paved patio and a neat shaped area of lawn. Shrub beds. Water tap. Area of garden laid to decorative stone chippings and timber decking. The rear garden is enclosed to all sides whilst double opening timber gates provide vehicle access to dividing private driveway in turn providing access to:

**GARAGE**

17'4" (5.28m) x 10'4" (3.15m). Up and over door providing vehicle access. Power and light. Part obscure uPVC double glazed door to side.

**TENURE**

Freehold

**MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice & data limited, O2 voice likely & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Medium risk

Mining: No risk from mining

Council Tax: Band D

**DIRECTIONS**

Proceeding out of Exeter down Holloway Street which connects to Topsham Road continue along. Opposite County Hall turn right into Rivermead Road and at the bottom turn left again into Rivermead Road and continue along taking the next right into Knightley Road where the property will be found.

**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.

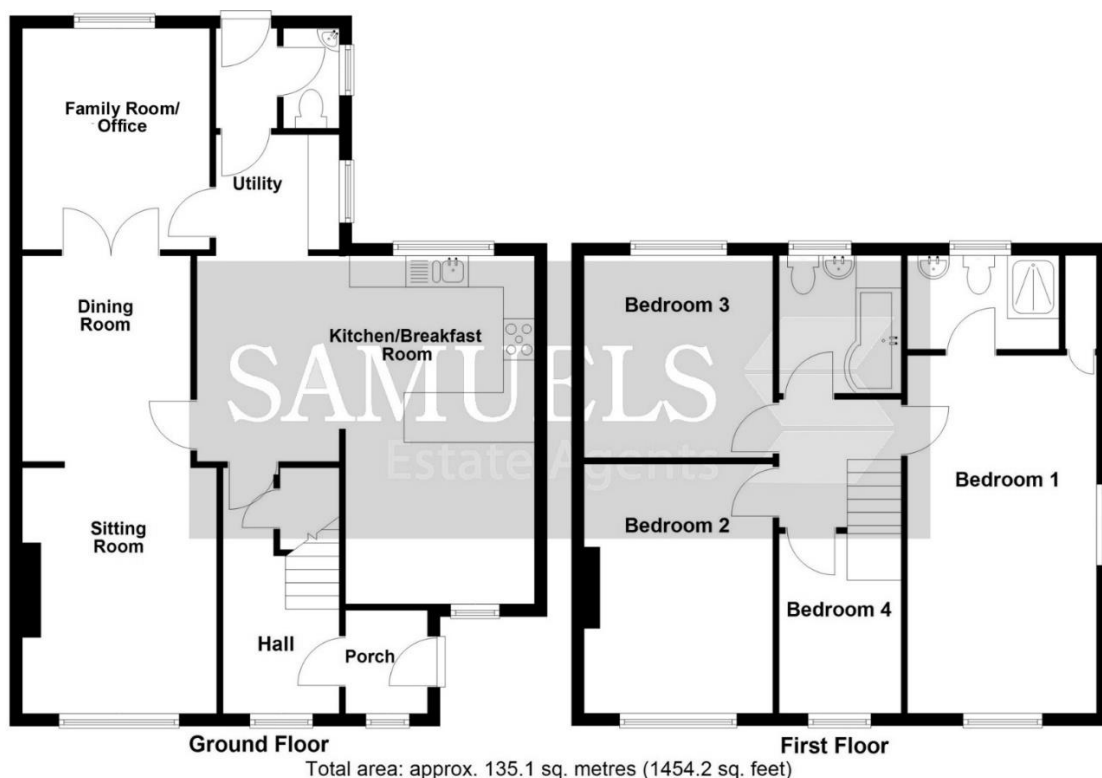
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0924/8750/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		