



**33 SPRINGFIELD ROAD
EXETER
DEVON
EX4 6JL**

PROOF COPY



OFFERS IN EXCESS OF £340,000 FREEHOLD



An opportunity to acquire a great investment property located within this highly sought after convenient position close to Exeter university and city centre. Excluded by Exeter city council's Article 4 direction. Currently a three bedroom property but has potential to be arranged as a four bedroom student let (subject to necessary consents). Reception hall. Three bedrooms. Communal room. Kitchen. First floor bathroom with separate cloakroom. Gas central heating. uPVC double glazing. Enclosed rear garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure glass panelled front door leads to:

ENTRANCE LOBBY

Part obscure glass panelled internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Thermostat control panel. Understair storage cupboard housing gas meter, electric meter and consumer unit. Door to:

COMMUNAL ROOM

12'4" (3.76m) into recess x 12'4" (3.76m). Telephone point. Television aerial point. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 1

11'8" (3.56m) x 9'6" (2.90m) into recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

KITCHEN

11'0" (3.35m) x 8'0" (2.44m). Fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted electric cooker with filter/extractor hood over. Single drainer sink unit. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Tiled floor. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Radiator. Storage cupboard. uPVC double glazed window to side aspect. Door to:

BEDROOM 2 (This room could be divided into two rooms to provide additional income) (subject to necessary consents)

14'10" (4.52m) excluding wardrobe space x 12'5" (3.78m). Radiator. Two built in wardrobes either side of chimney breast. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 3

11'8" (3.56m) x 9'8" (2.95m) into recess. Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

Comprising panelled bath with electric shower unit over. Wash hand basin. Radiator. Part tiled walls. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

SEPARATE CLOAKROOM

Low level WC. Radiator. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the rear of the property is an enclosed walled garden consisting of a concrete patio. Area of lawn. Further area of garden laid to decorative stone chippings. Enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, into Pennsylvania Road. At the traffic light/crossroad junction turn right into Union Road proceed along taking the 3rd right into Springfield Road. The property in question will be found 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.

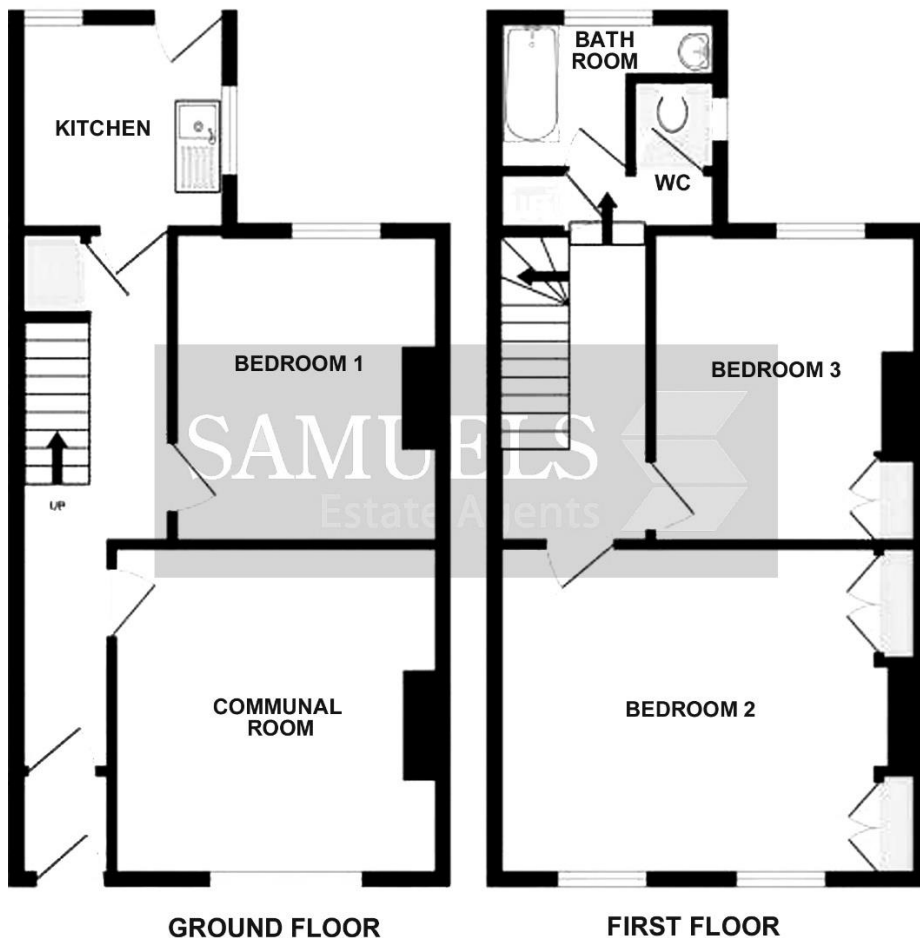
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8644/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		