



**61 ROSEBARN LANE
EXETER
DEVON
EX4 5DG**

PROOF COPY



GUIDE PRICE £550,000 FREEHOLD



A well proportioned much improved and extended detached chalet bungalow occupying a highly desirable residential location convenient to local amenities, university and Exeter city centre. Spacious versatile living accommodation with annexe potential. Four bedrooms. Ensuite shower room to master bedroom. Large reception hall. Sitting room. Kitchen/dining room. Utility. Shower room. Large first floor hobbies/storage room. Private driveway providing ample parking. Garage. Good size enclosed mature rear garden enjoying a south westerly aspect. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door, with full height uPVC double glazed side panels, leads to:

ENTRANCE VESTIBULE

Courtesy light. Tiled floor. Obscure uPVC double glazed door, with matching full height side panels, leads to:

RECEPTION HALL

A spacious hallway. Telephone point. Radiator. Stairs rising to first floor. Thermostat control panel. Understair storage cupboard. Smoke alarm. Cloak hanging space. Door to:

SITTING/FAMILY ROOM

18'0" (5.49m) x 10'8" (3.25m). Radiator. Telephone point. Glass panelled double opening doors lead to kitchen/dining room. uPVC double glazed double opening doors, with matching full height side panels, provides access and outlook to rear garden.

From reception hall, door to:

KITCHEN/DINING ROOM

18'0" (5.49m) x 10'10" (3.30m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Range of quality built in appliances including range Smeg oven with five ring gas burner, glass splashback and Smeg filter/extractor hood over. Separate Smeg oven/grill. Integrated Smeg dishwasher. Large corner larder cupboard. Radiator. Space for upright fridge freezer. Ample space for large table and chairs. Television aerial point. Glass panelled double opening doors lead to sitting room/family room. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door provides access and outlook to rear garden.

From reception hall, door to:

BEDROOM 1

15'10" (4.83m) x 11'10" (3.61m) maximum into wardrobe space. Range of quality built in bedroom furniture comprising ample wardrobe space, storage cupboards and drawers. Radiator. Television aerial point. Two wall light points. uPVC double glazed window to front aspect. Door to:

ENSUITE/WET ROOM

7'4" (2.54m) x 6'10" (2.08m). Comprising double width tiled shower enclosure with toughened glass shower screen and fitted mains shower unit. Low level WC. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Tiled wall surround. Tiled floor. Shaver point. Extractor fan. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

BEDROOM 2

18'0" (5.49m) x 12'10" (3.91m). A spacious room with two radiators. Five wall light points. Fireplace with raised hearth, inset living flame effect gas fire. uPVC double glazed window to front aspect.

From reception hall, obscure glass panelled door, with two steps, leading down to:

UTILITY AREA

11'2" (3.40m) maximum x 6'4" (1.93m) maximum. Plumbing and space for washing machine. Further appliance space. Fitted roll edge work top. Fitted shelving. Laminate wood effect flooring. Obscure uPVC double glazed window to side aspect. Door to:

SHOWER ROOM

8'6" (2.59m) x 4'6" (1.37m). A matching white suite comprising double width tiled shower enclosure with fitted mains shower unit, toughened glass sliding door. Low level WC. Wash hand basin with mixer tap and tiled splashback. Tiled floor. Heated ladder towel rail. Electric wall heater. Obscure uPVC double glazed window to side aspect.

From utility room, door leads to:

BEDROOM 3

16'0" (4.88m) x 11'4" (3.45m). Laminate wood effect flooring. Two radiators. Two wall light points. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access point to eaves/storage space. Smoke alarm. Double glazed Velux window to side aspect. Door leads to:

BEDROOM 4

16'6" (5.03m) x 10'5" (3.18m) (sloped ceiling – part restricted head height). Four access points eaves/storage space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed Velux window to side aspect offering pleasant outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, angled door (with restricted head height) leads to:

HOBBIES/STORAGE ROOM

25'10" (7.65m) x 9'10" (3.0m) maximum (sloped ceiling – part restricted head height). A room to provide a number of uses and was previously used as a hobbies room with an extensive range of fitted base cupboards with roll edge work surfaces. Radiator. Worcester boiler serving central heating and hot water supply. Double glazed Velux window to rear aspect with outlook over neighbouring area and beyond.

OUTSIDE

The property is approached via a pillared entrance leading to an attractive brick paved private driveway providing ample parking for numerous vehicles. Access to:

SINGLE GARAGE

17'2" (5.23m) x 8'6" (2.59m). With power and light. Housing gas meter, electric meter and electric consumer unit. High pitched roof with timbers providing additional storage space if required. Up and over door provides vehicle access.

The front garden consists of a neat shaped area of level lawn and beds stocked with a variety of with a variety of maturing shrubs, plants and trees including Maple and Palm. Well maintained hedgerow. Pathways and lockable timber gates lead down both side elevations which in turn providing access to the rear garden, which is a particular feature of the property, enjoying a south westerly aspect whilst consisting of a good size two tiered raised paved patio which adjoins the rear elevation of the bungalow. Dividing wide steps lead down to a good size shaped area of lawn with various maturing shrubs, plants and trees. To the lower end of the garden is an area laid to paving and decorative stone chippings. Good size timber shed. The rear garden is enclosed to all sides by means of well maintained mature natural hedgerow.

**TENURE
FREEHOLD**

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and over the mini roundabout and proceed straight ahead up into Pennsylvania Road. Continue up the hill taking the right hand turning into Rosebank Crescent and at the 'T' junction turn left into Rosebarn Lane where 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 check 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.

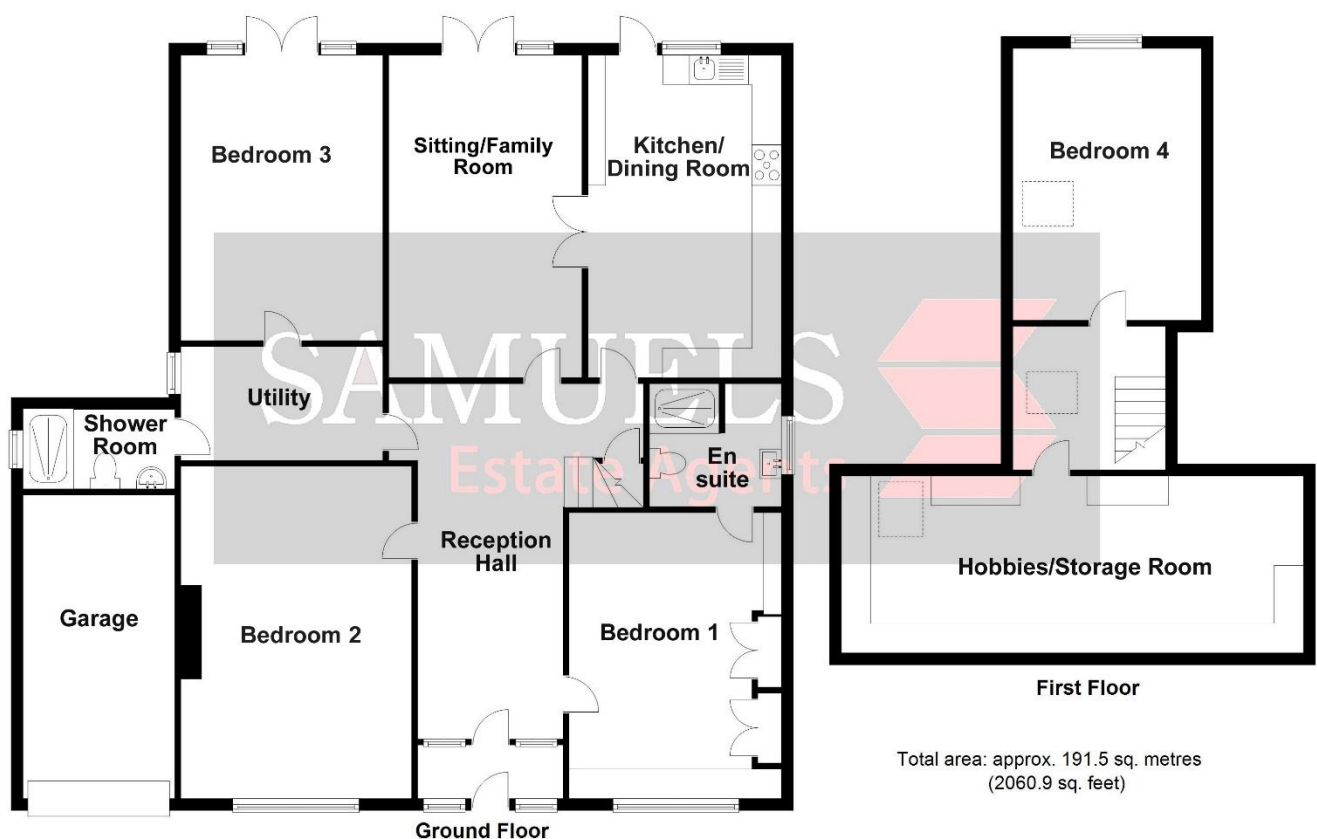
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0923/8501/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		