



**8 RIVIERA TERRACE
EXMINSTER
NEAR EXETER
EX6 8DS**

PROOF COPY



£290,000 FREEHOLD



A beautifully presented bay fronted victorian style mid terraced house situated in the sought after village of Exminster. Well presented characterful accommodation. Three bedrooms. Reception hall. Sitting room. Traditional kitchen/breakfast room. Dining room/study. Refitted modern bathroom. Gas central heating. uPVC double glazing. Good size rear garden. Views and outlook over neighbouring area, towards topsham and beyond. Highly convenient position providing good access to all village amenities and major link roads. A lovely family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Oak laminate wood effect flooring. Cloak hanging space. Stairs rising to first floor. Exposed wood door leads to:

SITTING ROOM

12'2" (3.71m) into bay x 11'8" (3.56m) into recess. Attractive tiled fireplace with inset grate providing real open fire, raised hearth, fire surround and mantel over. Radiator. Television aerial point. uPVC double glazed bay window to front aspect. Window seat with concealed storage cupboard built into bay. Fitted shelving into alcoves.

From reception hall, glass panelled exposed wood door leads to:

KITCHEN/BREAKFAST ROOM

15'2" (4.62m) x 9'10" (3.0m). A traditional style kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. Single drainer sink unit. Space for electric/gas cooker. Plumbing and space for washing machine. Space for condensing tumble dryer. Plumbing and space for dishwasher. Upright storage cupboard. Radiator. Oak laminate wood effect flooring. Space for table and chairs. Exposed wood door leads to understair storage cupboard with electric light, fitted shelving and recess space for upright fridge freezer. Square opening to:

DINING ROOM/STUDY

9'6" (2.90m) x 6'10" (2.08m). A useful room to provide a number of uses. Oak laminate wood effect flooring. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. Inset halogen spotlights to pitched ceiling. Large double glazed Velux window to part pitched ceiling. uPVC double glazed double opening doors providing access and outlook to rear garden. Doorway opens to:

INNER LOBBY

Door leading to:

BATHROOM

10'0" (3.05m) maximum reducing to 6'4" (1.93m) x 6'10" (2.08m). A recently refitted luxury bathroom suite comprising panelled bath with traditional mains shower unit over, including separate shower attachment, and folding glass shower screen. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Part tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Access to roof space. Panelled door leads to:

BEDROOM 1

15'2" (4.62m) maximum into wardrobe space x 10'2" (3.10). Range of built in wardrobes to one wall providing hanging and shelving space. Feature cast iron fireplace with mantel over. Radiator. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

12'8" (3.86m) x 6'10" (2.08m). Radiator. Access to roof space. uPVC double glazed window to rear aspect with fine outlook over rear garden, neighbouring area, towards Topsham and beyond.

From first floor landing, panelled door leads to:

BEDROOM 3

7'10" (2.39) maximum into wardrobe space x 7'4" (2.24m). Built in wardrobe. Feature cast iron fireplace. Radiator. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring area towards Topsham and beyond.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance with inset shrub beds. Pathway leads to the front door. The rear garden is a particular feature of the property consisting of an attractive paved patio with storage shed, outside light and water tap. Two steps lead down to a neat shaped area of lawn with flower/shrub beds well stocked with a variety of maturing shrubs, plants and bushes whilst to the lower end of the garden is a further paved patio. The rear garden is enclosed to all sides. (The property in question has a right of way from neighbouring properties)

TENURE FREEHOLD

COUNCIL TAX Band B

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road.

At the next roundabout bear left onto Sannerville Way and continue along this road, ignoring the 1st turning right into Exminster, and continue down to the Swan's Nest roundabout and take the 3rd exit left into the village of Exminster. Continue over the 1st mini roundabout and proceed up the hill where the property in question will be found on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE

TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk

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 investigations 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 investigate 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.

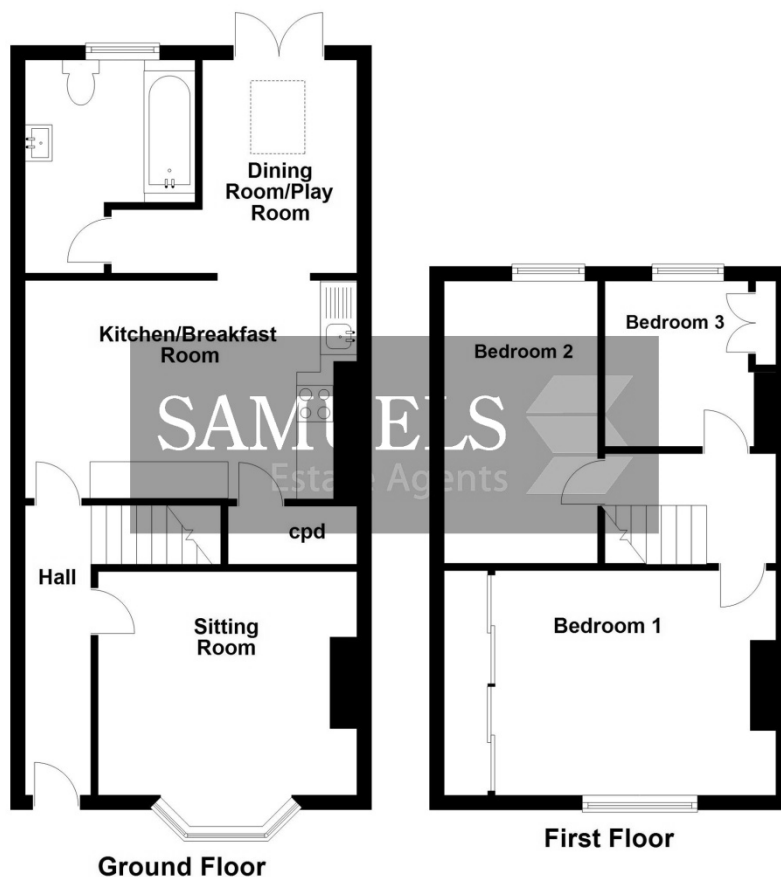
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8775/AV



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |