

**84 RIFFORD ROAD
EXETER
DEVON
EX2 5LA**



GUIDE PRICE £260,000 - £270,000 FREEHOLD



A well proportioned semi detached family home occupying a highly convenient position providing good access to local amenities, bus service into the city centre and the Royal Devon & Exeter hospital. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden. A great 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

Cloak hanging space. Stairs rising to first floor. Smoke alarm. Telephone point. Cupboard housing electric meter. Understair storage cupboard. Door to:

SITTING ROOM

11'8" (3.56m) into recess x 11'2" (3.40m). Radiator. Television aerial point. uPVC double glazed window to front aspect.

From reception hall, door to:

DINING ROOM

12'0" (3.66m) x 10'8" (3.25m) into recess. Radiator. Wall mounted boiler serving central heating and hot water supply (installed January 2024). uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, obscure glass panelled door leads to:

KITCHEN

8'6" (2.59m) x 6'10" (2.08m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Space for electric/gas cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Obscure uPVC double glazed window to side aspect. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Radiator. Access to roof space. Obscure uPVC double glazed window to side aspect. Door to:

BEDROOM 1

12'0" (3.66m) x 10'6" (3.20m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 9'8" (2.95m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

8'0" (2.44m) x 7'10" (2.39m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 6'0" (1.83m). A matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Part tiled walls. Extractor fan. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an enclosed lawned garden with gate and pathway leading to the front door. To the right side elevation is a gate and pathway leading to the rear garden which consists of a patio area with water tap and two brick built stores. Retaining wall with central steps leading to a raised lawned area of garden. Aluminium shed. Dividing pathway leads to an attractive paved patio with timber framed pergola with polycarbonate roof. The rear garden is enclosed by timber panelled fencing to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

Proceeding out of Exeter along Heavitree Road continue down passing the parade of shops and petrol filling station. At the next set of traffic lights proceed straight ahead down into East Wonford Hill and at the next set of traffic lights turn right into Rifford Road proceed along and the property in question will be found on the right 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.

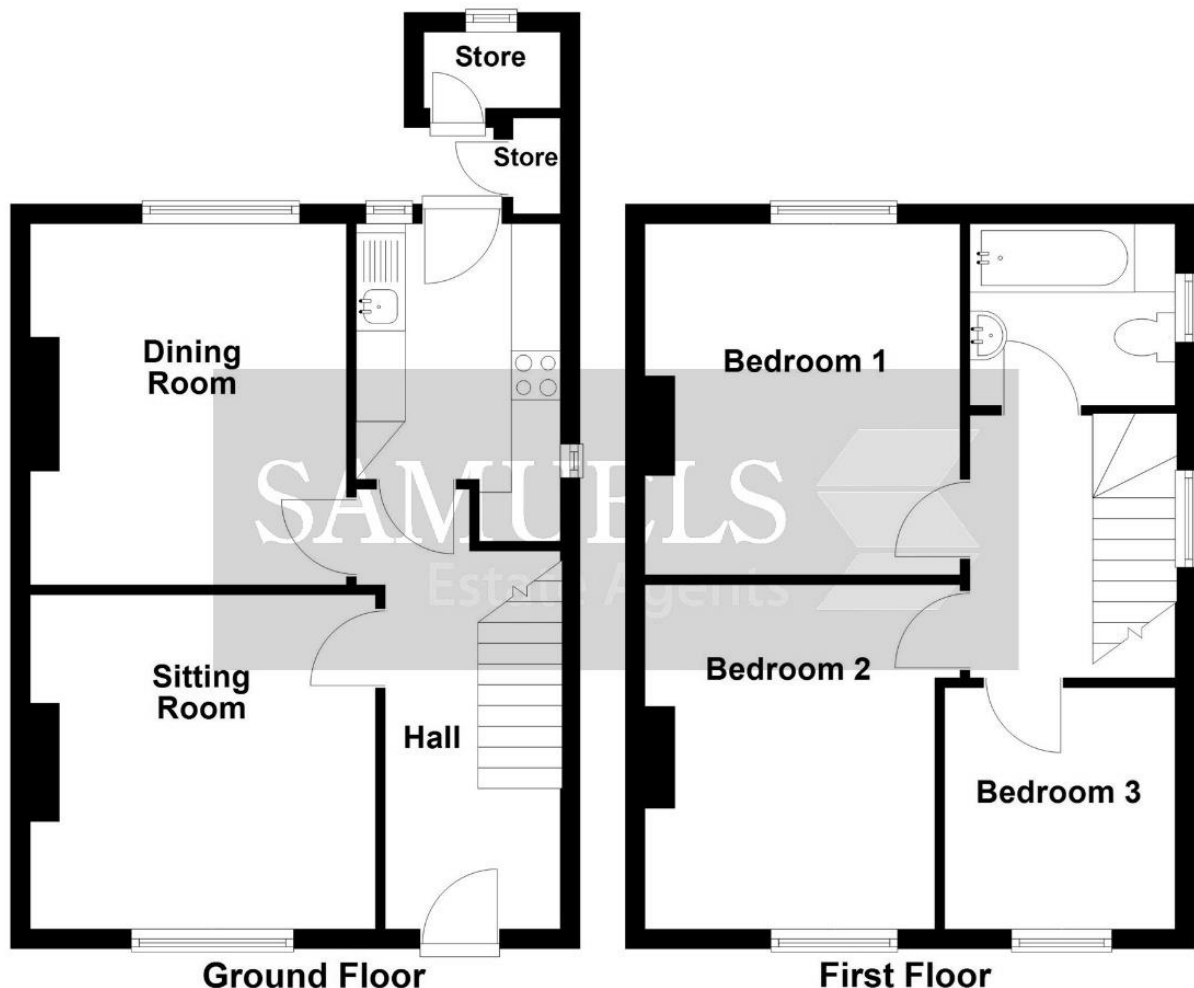
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0125/8841/AV



Total area: approx. 79.6 sq. metres (856.9 sq. feet)

Floor plan for illustration purposes only – not to scale



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