

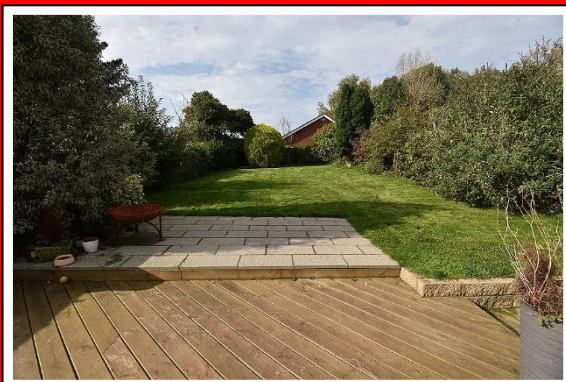


PROOF COPY

**47 SOUTHBROOK ROAD
COUNTRESS WEAR
EXETER
EX2 6JF**



£450,000 FREEHOLD



*** A greatly extended much improved semi-detached family home occupying a generous size plot with good size enclosed rear garden measuring approximately 75ft (22.86m) in length. Presented in superb decorative order throughout. Four good size bedrooms. Luxury en suite shower room and walk in dressing room to master bedroom. Family bathroom. Reception hall. Sitting room. Ground floor cloakroom. Refitted modern kitchen/breakfast room open plan to light and spacious dining/family room. Ground floor playroom. Part garage/store. Private driveway. Highly sought after residential location providing great access to local amenities and major road link access. Viewing highly recommended.***

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

FRONT DOOR

Attractive composite front door with inset smoked double glazed glass panel leads to:

RECEPTION HALL

Laminate wood effect flooring. Two radiators. Stairs rising to first floor. Smoke alarm. Storage cupboard housing boiler serving central heating and hot water supply. Fitted shelving. door to:

CLOAKROOM

A matching white suite comprising lower level WC. Wash hand basin. Tiled splashback. Tiled floor. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

12'8" (3.86m) X 10'4" (3.15m) Laminate wood effect flooring. Radiator. Attractive limestone effect fireplace with raised hearth inset living flame effect gas fire. Mantle over. uPVC double glazed window to front aspect.

From reception hall, door to:

PLAYROOM

11'2" (3.40m) maximum x 7'10" (2.39m) a useful room providing a number of uses. With Laminate wood effect flooring. power and light. also housing gas meter and Electric consumer unit.

From reception hall, open plan to:

DINING/FAMILY ROOM

16'4" (4.98m) excluding understairs recess x 10'8" (3.25m) maximum reducing to 8'10" (2.69m). Laminate wood effect flooring. Radiator. Air conditioning unit. uPVC double glazed window to rear aspect with outlook to rear garden.

Large square opening to:

KITCHEN BREAKFAST ROOM

16'8" (5.08m) x 9'10" (3.0m) a quality modern kitchen fitted with an extensive range of matching base, drawer and eye level cupboards with concealed lighting. Marble effect work surfaces with matching splashback. Fitted double oven/grill. Integrated upright fridge freezer. Fitted electric hob with filter/extractor hood over. 1 ½ bowl sink unit with modern style mixer tap. Plumbing and space for dishwasher. Plumbing and space for washing machine. Upright larder cupboard. Laminate wood effect flooring. uPVC double glazed window to side aspect with outlook of neighbouring area and countryside beyond. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

A spacious landing with access to roof space. Smoke alarm. Storage cupboard with fitted shelving. door to:

BEDROOM 1

13'2" (4.01m) X 9'10" (3.0m). Radiator. Laminate wood effect flooring. Air conditioning unit. uPVC double glazed window to front aspect. Door to:

DRESSING ROOM

7'4" (2.24m) x 6'4" (1.93m). A range of fitted shelving and hanging rails. Radiator. Laminate wood effect flooring. Electric light. Alarm junction panel. Access to roof space.

From bedroom 1, door to:

ENSUITE SHOWER ROOM

7'4" (2.24m) x 6'0" (1.83m). A luxury modern matching white suite comprising good sized toughened glass shower enclosure with fitted mains shower unit including a separate shower attachment. Wash hand basin set in vanity unit with cupboard space beneath. Modern style mixer tap. Low level WC. Laminate wood effect flooring. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

13'2" (4.01m) x 8'6" (2.59m). Radiator. Laminate wood effect flooring. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

13'2" (4.01m) x 7'4" (2.24m) excluding door recess. Laminate wood effect flooring. Air conditioning unit. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

10'8" (3.25m) x 7'4" (2.24m). Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

7'10" (2.39m) x 7'4" (2.24m). A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, toughened glass shower screen. Fitted mains shower unit over. Wash hand basin with modern style mixer tap. Tiled splashback. Low level WC. Part tiled walls. Radiator. Led spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property a good size area of lawn with hedgerow. Double length driveway provides comfortable parking for two vehicles. Access via up and over door to:

STORE

8'10" (2.69m) x 4'10" (1.47m) a useful place for bikes etc.

Pathway leads to front door with courtesy light.

To the left side of the elevation is a side gate and pathway which in turn provides access to the rear garden, which is a particular feature of the property, measuring approximately 75ft in length. comprising extensive raised timber decked terrace with outside lighting and water tap. Steps leads to an attractive paved patio and good sized shaped area of lawn. Side shrub beds well stocked with maturing shrubs, plants, bushes and trees. Whilst to the lower end of the garden is a timber shed. The rear garden is enclosed by timber panelled fences to all sides.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing the crematorium and at the next set of traffic lights turn left and at the 'T' junction turn left again and continue around 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.

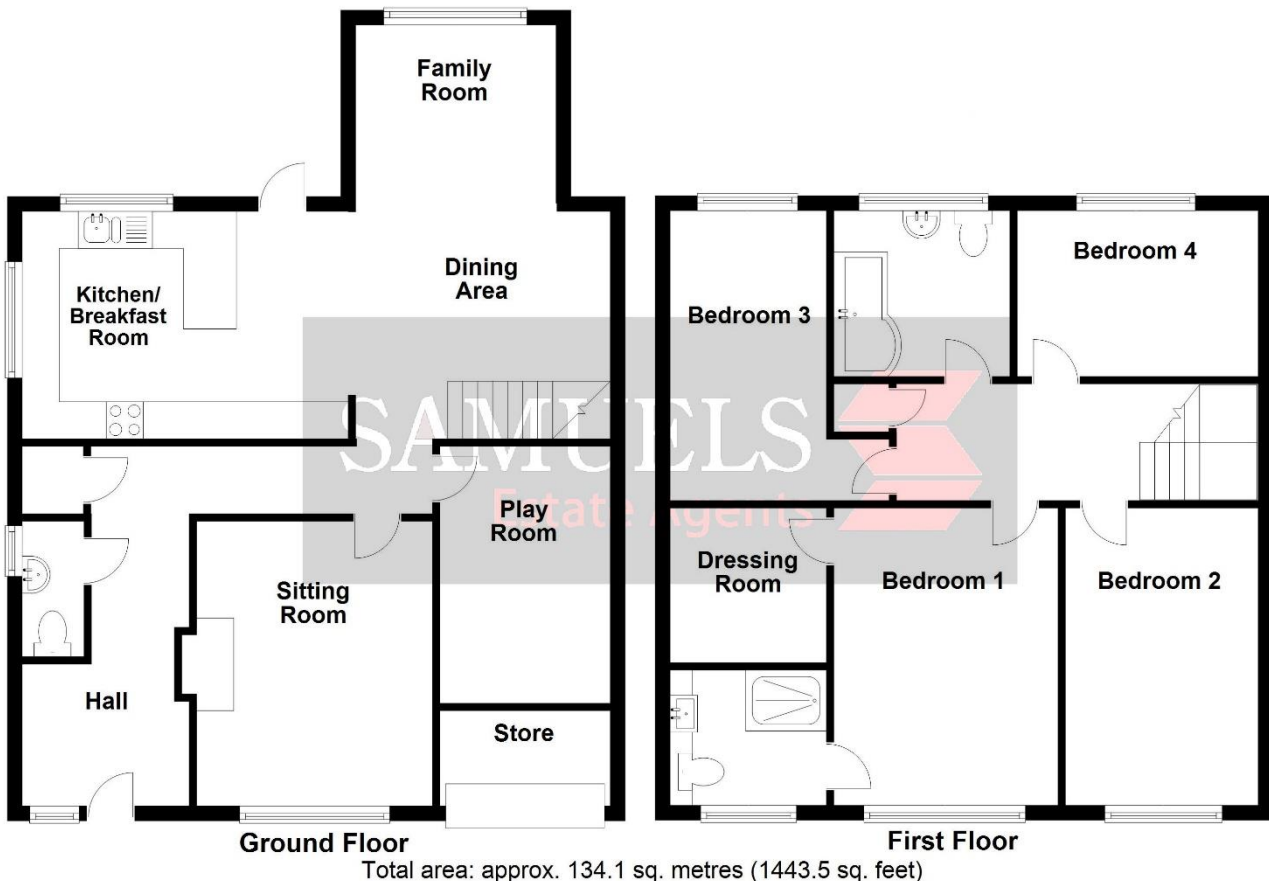
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1023/8505/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		