



**33 NEWPORT ROAD
COUNTLESS WEAR
EXETER
EX2 7EE**

PROOF COPY



GUIDE PRICE £290,000 FREEHOLD



A deceptively spacious mid terraced family home occupying a highly convenient position providing access to local amenities, Exeter city centre and Topsham. Good decorative order throughout. Three bedrooms. First floor bathroom. Reception hall. Light and spacious lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Good size enclosed rear garden. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Courtesy light. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Cloak hanging space. Stairs rising to first floor. Understair storage cupboard housing electric meter and consumer unit. Door to:

LOUNGE/DINING ROOM

21'10" (6.65m) x 12'8" (3.86m) maximum reducing to 9'2" (2.79m) dining room end. A light and spacious room. Laminate wood effect flooring. two radiators. Telephone point. Television aerial point. Fireplace with inset living flame effect gas fire, raised hearth, wood surround and mantel over. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

KITCHEN

10'2" (3.10m) x 9'0" (2.74m). Fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Radiator. uPVC double glazed window to rear aspect with over rear garden. Part Obscure uPVC double glazed door providing access to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Door to:

BEDROOM 1

12'10" (3.91m) maximum x 12'6" (3.81m). Radiator. Built in wardrobe. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

12'10" (3.91m) x 9'2" (2.79m). Radiator. Storage cupboard with fitted shelf also housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

11'0" (3.35m) x 6'8" (2.03m) maximum over raised stairwell. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit and folding glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. To the right side elevation is a shared underhouse pathway with private gate leading to the rear garden. The rear garden consists of a gravel and paved patio. Brick built outbuildings/storage sheds. Shaped area of level lawn. Raised timber decked terrace. Gravelled shrub beds stocked with a variety of young and maturing shrubs and plants. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

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 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.

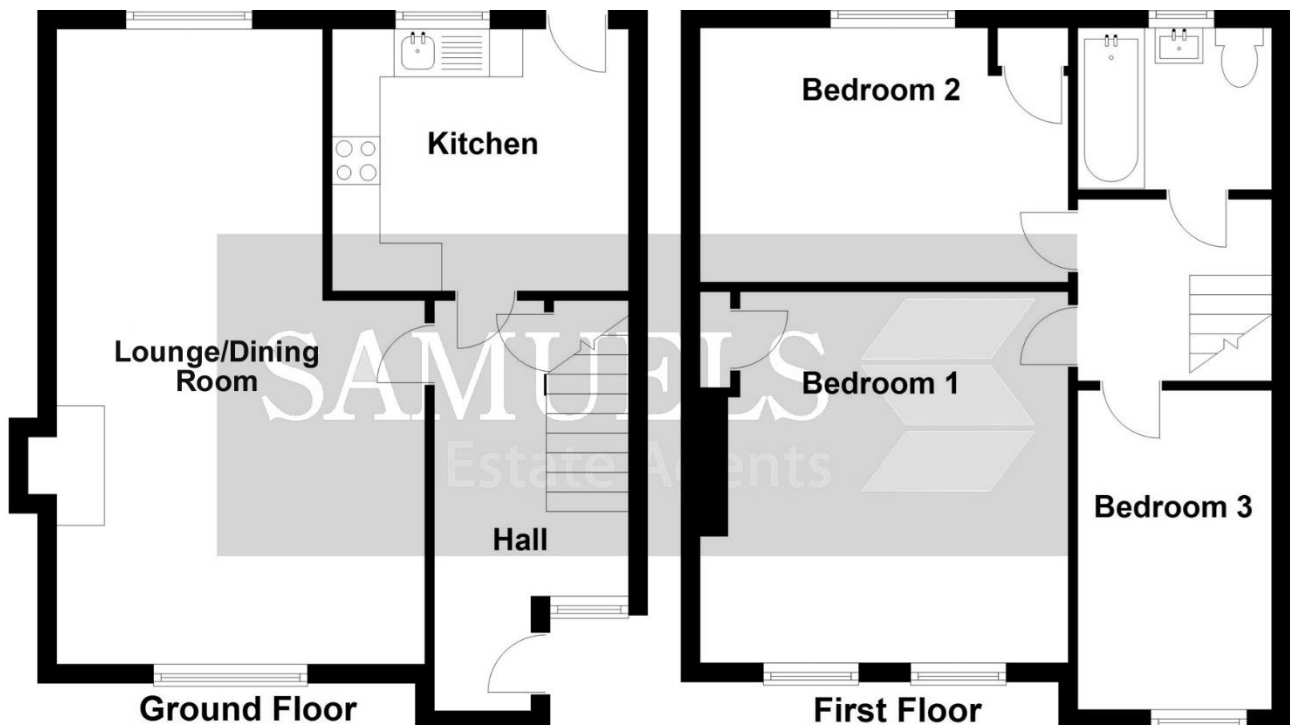
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0123/AV



Total area: approx. 80.4 sq. metres (865.2 sq. feet)

Floor plan for illustration purposes only – not to scale



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