



**84 GLOUCESTER ROAD
EXWICK
EXETER
EX4 2EE**



OFFERS IN THE REGION OF £300,000 FREEHOLD



A well proportioned semi detached bungalow occupying a highly convenient position providing good access to local amenities, St Davids mainline railway station and Exeter city centre. Three good size bedrooms. Light and spacious lounge/dining room. Kitchen/breakfast room. Modern shower room. Large roof space offering scope for conversion subject to the necessary consents. Gas central heating. uPVC double glazing. Enclosed rear garden. Private driveway. Garage. Fine outlook and views over neighbouring area, parts of Exeter and beyond. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed door, with matching full height side panel, leads to:

RECEPTION HALL

Radiator. Telephone point. Door to lounge/dining room and door to kitchen/breakfast room.

LOUNGE/DINING ROOM

15'8" (4.78m) x 13'8" (4.17m). A fabulous light and spacious room. Two radiators. Television aerial point. Door to inner hallway. Large uPVC double glazed picture window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond with glimpses towards Exmouth.

From inner hallway, door to:

KITCHEN/BREAKFAST ROOM

13'6" (4.11m) x 11'10" (3.61m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Space for electric cooker. Plumbing and space for washing machine. Further appliance space. Space for table and chairs. Television aerial point. Radiator. Larder cupboard with fitted shelving also housing alarm junction panel. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Door to:

SIDE LOBBY

Obscure uPVC double glazed door to side elevation. Door to:

CLOAKROOM

Comprising WC. Wash hand basin with tiled splashback. Radiator. Cloak hanging space. Obscure uPVC double glazed window to side aspect.

From inner hallway, door to:

BEDROOM 1

14'0" (4.27m) x 11'0" (3.35m). A well proportioned room. Radiator. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden.

From inner hallway, door to:

BEDROOM 2

9'8" (2.95m) x 9'6" (2.90m) excluding wardrobe space. Radiator. Built in double wardrobe with fitted shelving and hanging rail. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From inner hallway, door to:

BEDROOM 3

10'8" (3.25m) x 7'10" (2.39m) excluding wardrobe space. Telephone point. Radiator. Television aerial point. Built in double wardrobe with fitted shelving and hanging rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From inner hallway door to airing cupboard, with fitted shelf, housing lagged hot water cylinder. Door to:

SHOWER ROOM

7'6" (2.29m) x 5'6" (1.68m). A matching white suite comprising good size quadrant shower enclosure with fitted electric shower unit. Wash hand basin. WC. Tiled wall surround. Heated ladder towel rail. Light/shaver point. Medicine cabinet. Obscure uPVC double glazed window to side aspect.

From inner hallway, access to:

LOFT SPACE

Accessed via pull down aluminium ladder. Offering great scope for conversion, subject to necessary consents, with light and is part boarded.

OUTSIDE

To the front of the property is a tiered area of garden with dividing steps leading to front door. Attractive brick paved private driveway providing parking for approximately two vehicles in turn providing access to:

SINGLE GARAGE

16'10" (5.13m) x 8'6" (2.59m). With power and light. Up and over door providing vehicle access. Wall mounted boiler serving central heating and hot water supply. Window to rear aspect.

Between the garage and property is a brick paved pathway with outside lighting and water tap in turn providing access to the rear garden which consists of a crazy paved patio area with outside light and timber shed with power supply. Side steps lead to a tiered area of garden with decorative paving. Shrub beds laid to gravel, for ease of maintenance, stocked with a variety of maturing shrubs, plants and bushes. The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band D

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left into Okehampton Street which then connects to Okehampton Road. At the crossroad/traffic light junction turn right into Exwick Road and proceed along, after the next set of traffic light turn left up into Winchester Avenue and proceed to the top bearing right onto Gloucester Road where the property in question will be found a short way along 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 checks on 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 surveyors 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.

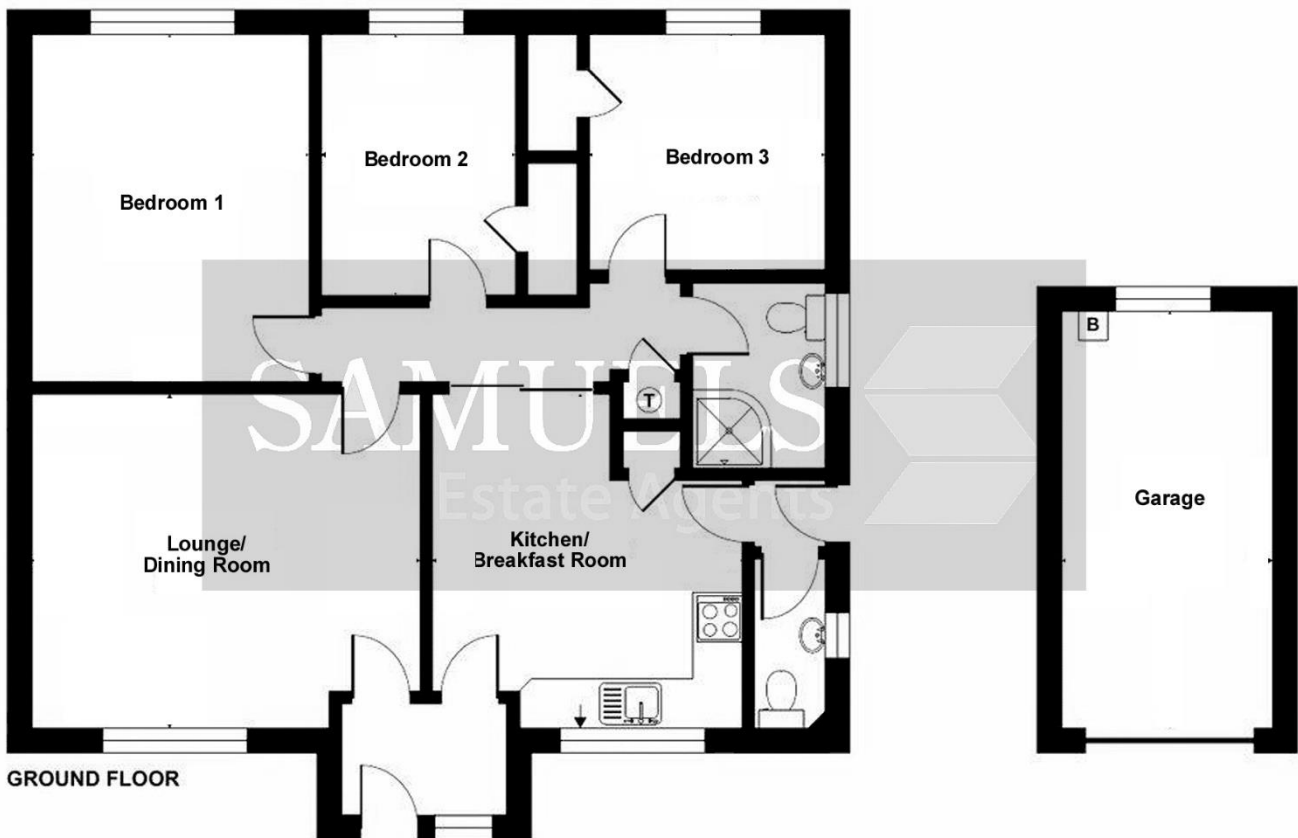
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0824/8712/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		