



**33 NORMANDY ROAD
HEAVITREE
EXETER
EX1 2SR**



GUIDE PRICE £375,000-£385,000 FREEHOLD



A well proportioned and extended four bedroom bay fronted mid terraced house situated in this highly sought after residential location providing good access to local amenities, popular schools, Heavitree park and Exeter city centre. Presented in superb decorative order throughout. Four bedrooms. Ensuite bathroom to master bedroom. First floor modern shower room. Reception hall. Sitting room. Separate dining room. Modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Enclosed paved rear garden enjoying westerly aspect. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part glazed front door leads to:

ENTRANCE VESTIBULE

Part glass panelled exposed wood internal door leads to:

RECEPTION HALL

Engineered oak wood flooring. Radiator. Cloak hanging space. Stairs rising to first floor. Inset LED spotlight to ceiling. Smoke alarm. Door to:

DINING ROOM

11'10" (3.61m) into recess x 11'6" (3.51m). Engineered oak wood flooring. Radiator. Telephone point. Fitted shelving into alcove. Inset LED spotlights to ceiling. Glass panelled bi-folding oak wood doors lead to:

SITTING ROOM

13'2" (4.01m) into bay x 11'10" (3.61m) into recess. Feature fireplace with inset grate, raised hearth, wood surround and mantel over. Fitted shelving into alcoves. Fitted storage cupboards into alcoves. Radiator. Television aerial point. uPVC double glazed bay window to front aspect.

From dining room, glass panelled door leads to:

KITCHEN/BREAKFAST ROOM

12'6" (3.81m) x 8'10" (2.69m). Quality modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood work surfaces incorporating breakfast bar with matching splashback. Belfast style ceramic 1½ bowl sink unit with single drainer and traditional style mixer tap. Fitted oven/grill. Fitted microwave/grill. Fitted induction hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Upright cupboard. Integrated dishwasher. Plumbing and space for washing machine. Radiator. Wall mounted boiler serving central heating and hot water supply. Deep understair storage cupboard housing electric meter, gas meter and consumer unit. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

From dining room, uPVC double glazed double opening doors lead to:

STORAGE ROOM

Cloak hanging space. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Access to roof space. Inset LED spotlight to ceiling. Door to:

BEDROOM 4

8'10" (2.69m) x 6'0" (1.83m) excluding door recess. Radiator. Built in shelving. uPVC double glazed window to rear aspect.

From first floor half landing, door to:

SHOWER ROOM

A modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Low level WC with concealed cistern and fitted medicine cabinet over. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Smoke alarm. Inset LED spotlights to ceiling. Stairs rising to second floor. Door to:

BEDROOM 3

11'4" (3.45m) x 9'8" (2.95m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor full landing, door to:

BEDROOM 2

15'4" (4.67m) maximum into wardrobe space x 13'0" (3.96m) into bay. A light and spacious room. Radiator. Fitted shelving into alcove. Range of built in wardrobes to one wall providing hanging and shelving space. uPVC double glazed bay window to front aspect.

SECOND FLOOR LANDING

Inset LED spotlight to ceiling. Smoke alarm. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond. Door to:

BEDROOM 1

14'8" (4.47m) maximum x 7'10" (2.39m). Part dividing wall providing study/office area. Airing cupboard housing hot water tank. Access point to eaves/storage space. Radiator. Inset LED spotlights to ceiling. Smoke alarm. uPVC double glazed double opening doors, with Juliet glass balcony, providing outlook over neighbouring area and beyond. Door to:

ENSUITE BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, glass shower screen and tiled splashback. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Inset LED spotlights to ceiling. Extractor fan. Roof light tunnel.

OUTSIDE

To the rear of the property is an enclosed courtyard garden laid to attractive paving. Water tap. Timber shed. Enclosed to all sides whilst a rear gate provides pedestrian access. The rear garden enjoys a westerly aspect.

TENURE

Freehold

COUNCIL TAX
Band C

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and continue along. At the traffic light junction proceed straight head down into Pinhoe Road and continue down taking the right hand turning, by Martin's Pie Shop, into Commins Road. Continue over the mini roundabout and proceed straight ahead down into Ladysmith Road and take the left hand turning into Hanover Road and proceed down and Normandy Road 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 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.

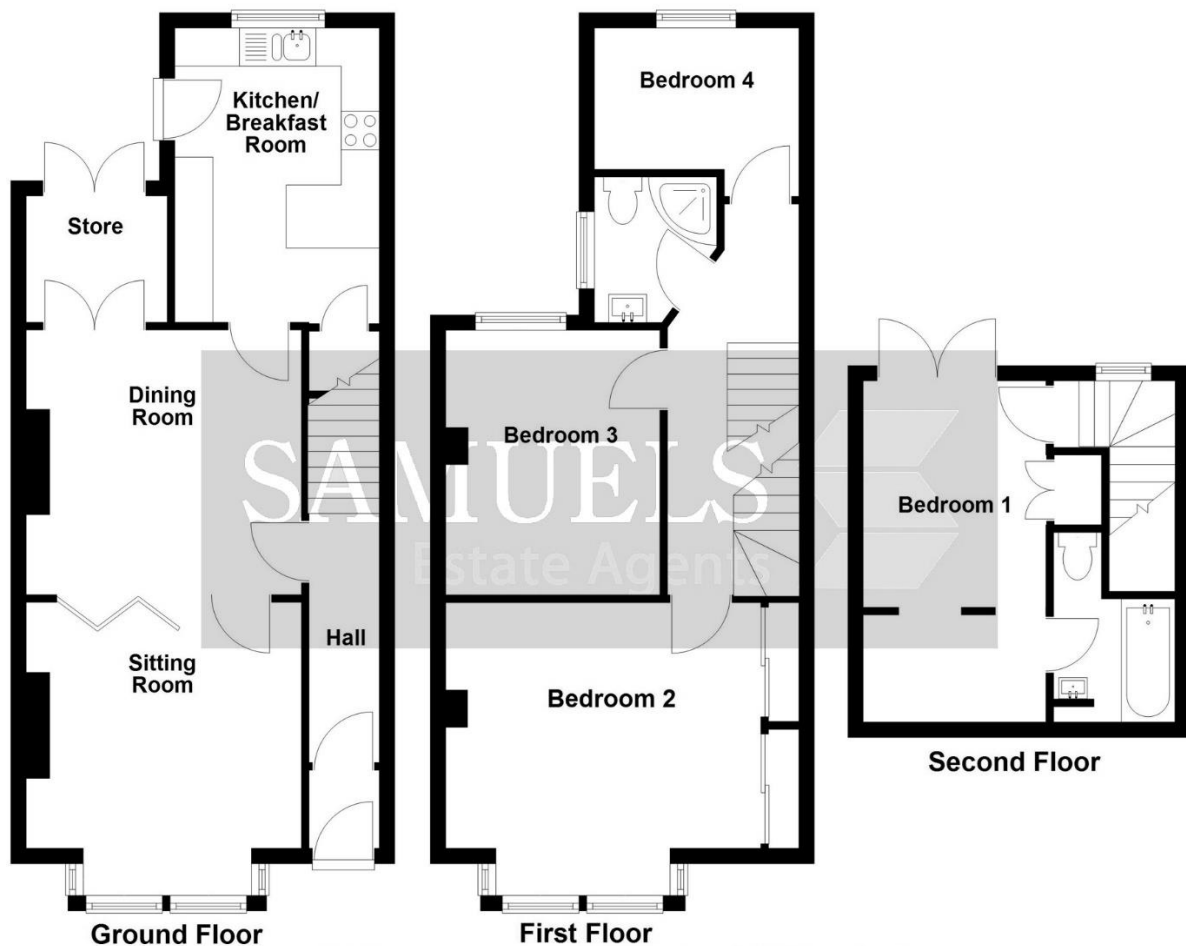
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8743/AV



Total area: approx. 108.3 sq. metres (1165.7 sq. feet)
Floor plan for illustration purposes only – not to scale



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