

**15 PERCEVAL ROAD
EXETER
DEVON
EX4 9BR**



£325,000 FREEHOLD



A deceptively spacious much improved and extended family home occupying a highly convenient position providing good access to local amenities and Exeter city centre. Presented in superb decorative order throughout. Three double bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Sitting room. Conservatory. Separate dining room. Modern kitchen. Utility room. Gas central heating. uPVC double glazing. Good size enclosed rear garden with additional off road parking. Attractive private brick paved double width driveway. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset obscure double glazed panels, leads to:

ENTRANCE VESTIBULE

Cloak hanging space. uPVC double glazed window to front aspect. Part frosted uPVC double glazed door, with matching side window, leads to:

RECEPTION HALL

Stairs rising to first floor. Understair storage cupboard. Smoke alarm. Radiator. Glass panelled door leads to:

SITTING ROOM

17'10" (5.44m) x 11'6" (3.51m). A light and spacious room. Marble effect fireplace, raised hearth, living flame effect gas fire and mantel over. Two wall light points. Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect. uPVC double glazed sliding patio door providing access to:

CONSERVATORY

8'6" (2.59m) x 8'2" (2.49m). Feature vertical radiator. Power and light. Laminate wood effect flooring. Full height uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, glass panelled door leads to:

KITCHEN

11'0" (3.35m) maximum x 7'4" (2.24m). A refitted modern kitchen comprising a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated Siemens dishwasher. Space for electric cooker with glass splashback and filter/extractor hood over. Recess for upright fridge freezer. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Doorway opens to:

DINING ROOM

13'4" (4.06m) x 9'10" (3.0m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. Part frosted glass panelled door leads to:

UTILITY ROOM

5'4" (1.63m) x 5'0" (1.52m). Plumbing and space for washing machine. Matching gloss fronted base and eye level cupboards. Wood effect roll edge work surface. Tiled floor. Part obscure uPVC double glazed door providing access to rear garden.

FIRST FLOOR LANDING

Access to roof space. Door to:

BEDROOM 1

11'10" (3.61m) excluding wardrobe space x 9'10" (3.0m). Radiator. Built in double wardrobe with mirror fronted doors. Access to roof space. uPVC double glazed window to front aspect with fine outlook over neighbouring area, parts of Exeter and countryside beyond including Exe estuary. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Part tiled walls. Inset mirror. Heated ladder towel rail. Inset LED spotlight to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

14'0" (4.27m) excluding wardrobe space x 8'2" (2.49m). Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. Linen/storage cupboard, with fitted shelving, housing boiler serving central heating and hot water supply. Two uPVC double glazed windows to front aspect again offering fine outlook over neighbouring area, parts of Exeter and beyond including Exe estuary.

From first floor landing, door to:

BEDROOM 3

11'6" (3.51m) maximum into wardrobe space x 9'4" (2.84m). Radiator. Built in triple wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

7'2" (2.18m) x 5'8" (1.73m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, tiled splashback, fitted electric shower unit and folding glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Shaver point. Medicine cabinet. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

As previously mentioned the property benefits from occupying a generous corner plot site. Directly to the front elevation is an attractive brick paved private driveway with further area laid to decorative stone chippings providing parking for two vehicles. Two steps lead to front door. Brick paved pathway leading the side elevation with side gate providing access to the rear garden which consists of a good size attractive brick paved patio, with outside light and water tap, providing additional parking, if required, with access via large roller door providing vehicle access. Good size timber shed. Small retaining wall. Paved steps lead to a neat paved patio and shaped area of lawn. Shrub bed. Dividing steps lead to a further area of lawn with side shrub beds including apple tree. To the top end of the garden is a further timber shed and section of garden laid to decorative stone chippings and raised vegetable bed. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road, at the roundabout take the 3rd exit left onto Prince Charles Road. At the next roundabout bear left onto Calthorpe Road which connects to Beacon Lane, continue straight ahead over the next roundabout and take the next left into Lancelot Road. Continue up the road and the property in question will be found on the left hand side on the corner of Perceval Road and Lancelot Road

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.

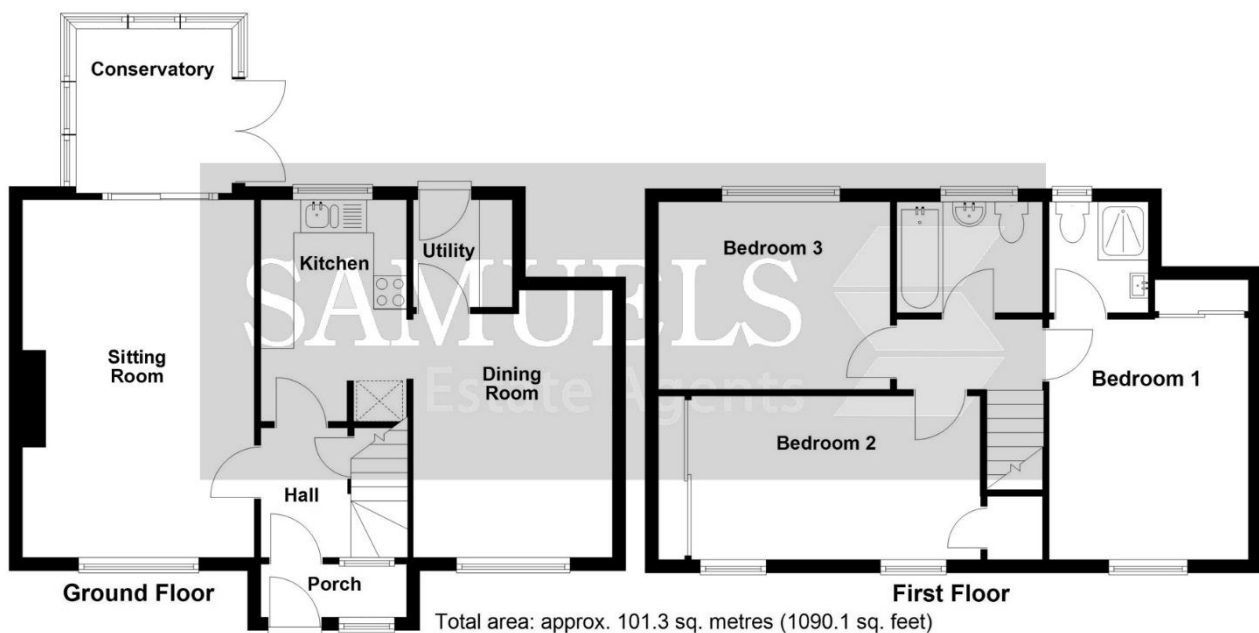
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0825/9012/AV



Total area: approx. 101.3 sq. metres (1090.1 sq. feet)
Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |