

**20 NEWPORT ROAD
COUNTRESS WEAR
EXETER
EX2 7EE**

PROOF COPY

Signed _____

Date: _____



£325,000 FREEHOLD



A well proportioned semi detached family home situated in this popular residential location providing good access to local amenities, major link roads, estuary town of Topsham and Exeter city centre. Three good size bedrooms. First floor shower room. Reception hall. Spacious lounge/dining room. Conservatory. Kitchen. Adjoining outbuildings including cloakroom and utility room. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying south easterly aspect. Good size private driveway. Fine outlook and views over neighbouring area and beyond. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENTRANCE VESTIBULE/PORCH

Tiled floor. Inset LED spotlights to ceiling. uPVC double glazed windows to both front and side aspects. Part obscure uPVC double glazed door leads to:

RECEPTION HALL

Radiator. Understair storage cupboard. Stairs rising to first floor. Cloak hanging space. Door to:

LOUNGE/DINING ROOM

17'0" (5.18m) maximum x 16'6" (5.03m) maximum ('L shape). A well proportioned room. Two radiators. Tiled fireplace with raised tiled hearth and fitted living flame effect gas fire. Television aerial point. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors provide access to:

CONSERVATORY

9'4" (2.84m) maximum x 8'10" (2.69m) maximum. A quality fitted uPVC double glazed conservatory with dwarf wall. Electricity. Part pitched double glazed roof. uPVC double glazed windows and door providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

10'0" (3.05m) x 9'6" (2.90m). Fitted with a range of base, drawer and eye level cupboards. Roll edge work surfaces. 1½ bowl sink unit with single drainer and mixer tap. Space for electric/gas cooker. Space for upright fridge freezer. Radiator. Space for small table and chairs. Part tiled walls. Wall mounted boiler serving central heating and hot water supply. Storage cupboard with fitted shelving also housing electric meter and consumer unit. uPVC double glazed window to rear aspect with outlook over rear garden. Side door provides access to:

COVERED SIDE LOBBY

17'4" (5.28m) x 3'8" (1.12m). Power and light. Part obscure uPVC double glazed door to front aspect. uPVC double glazed door to rear aspect. Door to:

CLOAKROOM

Comprising low level WC.

From covered side lobby, door to:

UTILITY OUTBUILDING

9'4" (2.84m) x 5'8" (1.73m). Power and light. Plumbing and space for washing machine.

From covered side lobby, uPVC double glazed door provides access to:

TIMBER FRAMED POLYCARBONATE STORAGE SHED

10'4" (3.15m) x 8'0" (2.44m). Water tap. Electricity. Obscure glazed door provides access to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Two uPVC double glazed windows to front aspect. Door to:

BEDROOM 1

14'10" (4.52m) maximum x 9'6" (2.90m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

12'6" (3.81m) x 9'6" (2.90m). Radiator. uPVC double glazed window to rear aspect again with fine outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

11'0" (3.35m) x 6'10" (2.08m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

8'0" (2.44m) x 6'6" (1.98m). Comprising good size shower enclosure with fitted mains shower unit. Wash hand basin. Low level WC. Part tiled walls. Storage cupboards. Radiator. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property is approached via a pillared entrance leading to a good size driveway with access to front door with courtesy light. The front garden is mostly laid to decorative stone chippings for ease of maintenance with surrounding shrub borders well stocked with a variety of maturing shrubs, plants and trees including palms. The rear garden enjoys a south easterly aspect and consists of a concrete patio leading down to a neat shaped area of lawn. Timber storage shed. Shrub beds. Dividing pathway leads down to the lower end of the garden with two additional storage sheds. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

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 C (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and proceed straight ahead again a continuation into Topsham Road. Continue along passing the Golf and Country club on the left hand side then take the 1st right into Glasshouse Lane then immediately left, continue on this road almost to the very end bearing right which connects to Newport 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 checks 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.

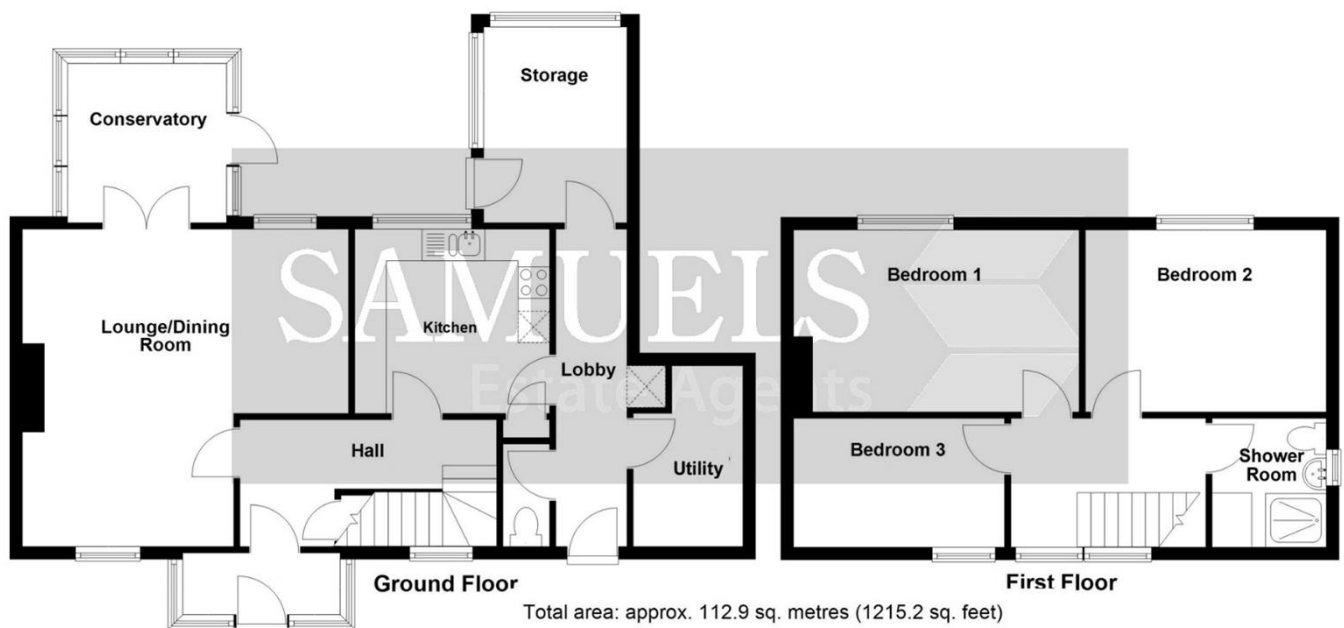
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1225/9093/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		