

**39 BONNINGTON GROVE  
HEAVITREE  
EXETER  
EX1 2QY**

PROOF COPY



**£300,000 FREEHOLD**



An opportunity to acquire a well proportioned bay fronted mid terraced house situated within this highly desirable residential location providing great access to local amenities, popular schools, Heavitree park and Royal Devon & Exeter hospital. Three good size bedrooms. First floor bathroom. Reception hall. Spacious sitting room. Separate dining room. Kitchen. Rear lobby. Gas central heating. uPVC double glazing. Enclosed rear garden with single garage. Good size loft space offering scope for conversion subject to the necessary consents. A great opportunity to modernise and refurbish to any prospective buyers' own specification. No chain. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Obscure uPVC double glazed front door, with matching side panels, leads to:

### **ENTRANCE VESTIBULE**

Tiled floor. Part glass panelled internal door, with side panels, leads to:

### **RECEPTION HALL**

Exposed wood flooring. Stairs rising to first floor. Radiator. Understair storage cupboard housing electric meter, gas meter, electric consumer unit and electric light. Door to:

### **SITTING ROOM**

13'8" (4.17m) into bay x 13'2" (4.01m) into recess. A light and spacious room. Exposed wood flooring. Radiator. Four wall light points. Fitted electric fire with wood surround. Large uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **DINING ROOM**

12'4" (3.76m) x 9'2" (2.79m) excluding recess. Exposed wood flooring. Radiator. Storage cupboard built into alcove. Fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, doorway opens to:

### **KITCHEN**

9'4" (2.84m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surface, incorporating breakfast bar, with tiled splashback. Single drainer sink unit with mixer tap. Space for upright fridge freezer. Plumbing and space for washing machine. Space for electric/gas cooker. Further appliance space. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

### **REAR LOBBY**

Obscure uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

Exposed wood flooring. Access to roof space. Door to:

### **BEDROOM 1**

14'2" (4.32m) into bay x 11'0" (3.35m). Exposed wood flooring. Radiator. uPVC double glazed bay window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 2**

12'6" (3.81m) x 10'8" (3.25m) excluding alcoves. Radiator. Exposed wood flooring. Built in wardrobes into alcoves. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

8'0" (2.44m) x 8'0" (2.44m). Exposed wood flooring. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with fitted mains shower unit over. Wash hand basin. WC. Part tiled walls. Radiator. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a small walled area of garden with pathway leading to the front door. To the rear of the property is an enclosed garden mostly laid to decorative stone chippings with raised flower/shrub bed. A dividing pathway leads to a rear gate provided pedestrian access.

### **BRICK BUILT STORAGE SHED**

7'2" (2.18m) x 4'10" (1.47m).

The property also benefits from a:

### **SINGLE GARAGE**

18'0" (5.49m) x 9'0" (2.74m). With power and light. Up and over door providing vehicle access. Side courtesy door to garden.

### **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

From Paris Street roundabout take the turning into Heavitree Road and continue along passing Waitrose supermarket. At the next set traffic lights proceed down into Heavitree Fore Street after the next set of traffic lights turn left by the church into Homefield Road and continue along taking the 4th right into Bonnington Grove.

## 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.

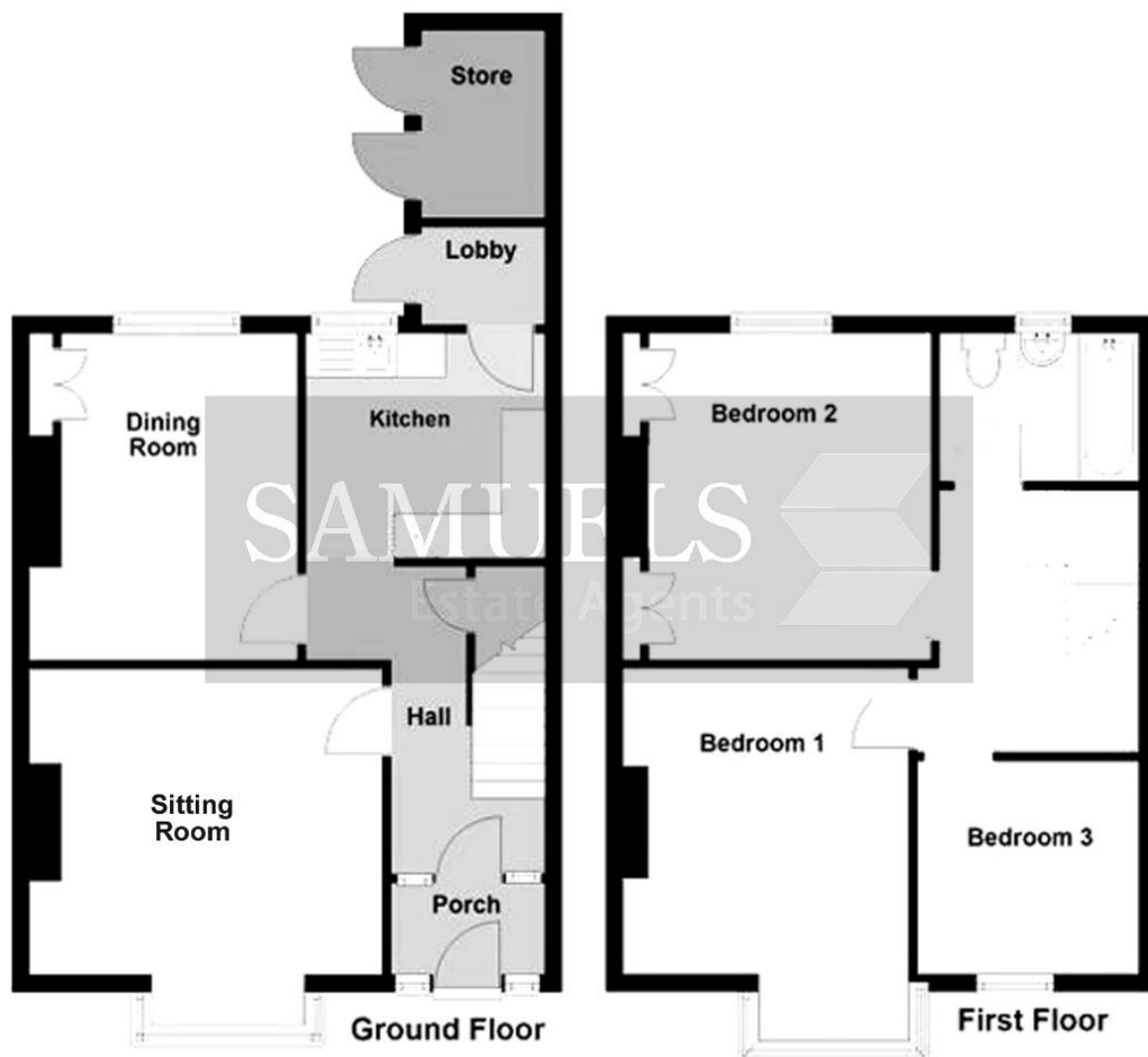
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1225/9094/AV



Total area: approx. 96.8 sq. metres (1042.4 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		