

**104 RIVERMEAD ROAD  
ST LEONARDS  
EXETER  
EX2 4RL**

PROOF COPY



**£475,000 FREEHOLD**



A well proportioned much improved and extended semi detached family home situated in a highly sought after residential location providing good access to local amenities, Royal Devon & Exeter hospital, County Hall, riverside walks and Exeter city centre. Three double bedrooms. First floor refitted shower room. Spacious lounge/dining room open plan to sitting room. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Private double width driveway. Garage. Good size enclosed level lawned rear garden. Fine outlook and views over neighbouring tree lined pathway. A great family home. Viewing highly recommended.

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE HALL**

Cloak hanging space. Tiled floor. uPVC double glazed window to side aspect. Oak wood door leads to:

### **LOUNGE/DINING ROOM**

22'4" (6.81m) x 11'10" (3.61m). A light and spacious room. Radiator. Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Three wall light points. Stairs rising to first floor. Large square opening to:

### **SITTING ROOM**

11'0" (3.35m) x 10'8" (3.25m). A lovely light room. Radiator. Inset LED spotlights to pitched ceiling. Double glazed Velux window to pitched ceiling. uPVC double glazed sliding patio doors providing access and outlook to rear garden.

From lounge/dining room, oak wood door leads to:

### **KITCHEN/BREAKFAST ROOM**

24'10" (7.57m) maximum x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff double oven/grill. Fitted gas hob with filter/extractor hood over. Integrated Neff dishwasher. Plumbing and space for washing machine. Integrated fridge. Two upright storage cupboards. Feature vertical radiator. Space for table and chairs. Double glazed Velux window and LED spotlights to part sloped ceiling. uPVC double glazed door to side elevation. Obscure uPVC double glazed window to side aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Storage cupboard with fitted shelving and hanging rail. Airing cupboard housing hot water tank and fitted shelving. Oak wood door leads to:

### **BEDROOM 1**

14'4" (4.37m) x 12'0" (3.66m) maximum reducing to 8'10" (2.69m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

### **BEDROOM 2**

12'0" (3.66m) excluding wardrobe space x 7'8" (2.30m). Quality laminate wood effect flooring. Radiator. Range of built in wardrobes to majority of one wall. uPVC double glazed window to rear aspect offering fine outlook over rear garden and neighbouring tree lined pathway.

From first floor landing, oak wood door leads to:

### **BEDROOM 3**

11'4" (3.45m) x 8'2" (2.49m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

### **SHOWER ROOM**

7'8" (2.30m) x 6'4" (1.93m). A refitted modern matching white suite comprising double length tiled shower enclosure with toughened glass screening, modern style mains shower unit including separate shower attachment and tiled splashback. Feature wall hung wash hand basin set in vanity unit with cupboard space beneath and modern style mixer tap. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Frosted glass uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of lawned garden with flower bed. Access to front door with courtesy light. A double width driveway provides parking for two vehicles part of which provides access to :

### **GARAGE**

17'0" (5.18m) x 8'2" (2.49m). With power and light. Side courtesy door. Wall mounted boiler serving central heating and hot water supply. Gas meter, electric meter and electric consumer unit.

To the left side elevation of the property is a gate and pathway, with water tap, leading to the rear garden which is a particular feature of the property enjoying a south westerly aspect whilst consisting of a good size paved patio. Outside light and power point. From the patio access is gained to the extensive shaped area of lawn with shrub beds stocked with a variety of shrub plants and bushes. To the lower end of the garden is a good size timber shed. The rear garden is enclosed by timber panelled fencing to all sides.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE no voice or data, Three and O2 voice and data limited, Vodafone voice and data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – High risk

Mining: No risk from mining

Council Tax: Band D (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter down Holloway Street which connects to Topsham Road turn right, opposite County Hall, into Rivermead Road continue down to the 'T' junction and turn left again into Rivermead Road, proceed along and the property in question 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 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.

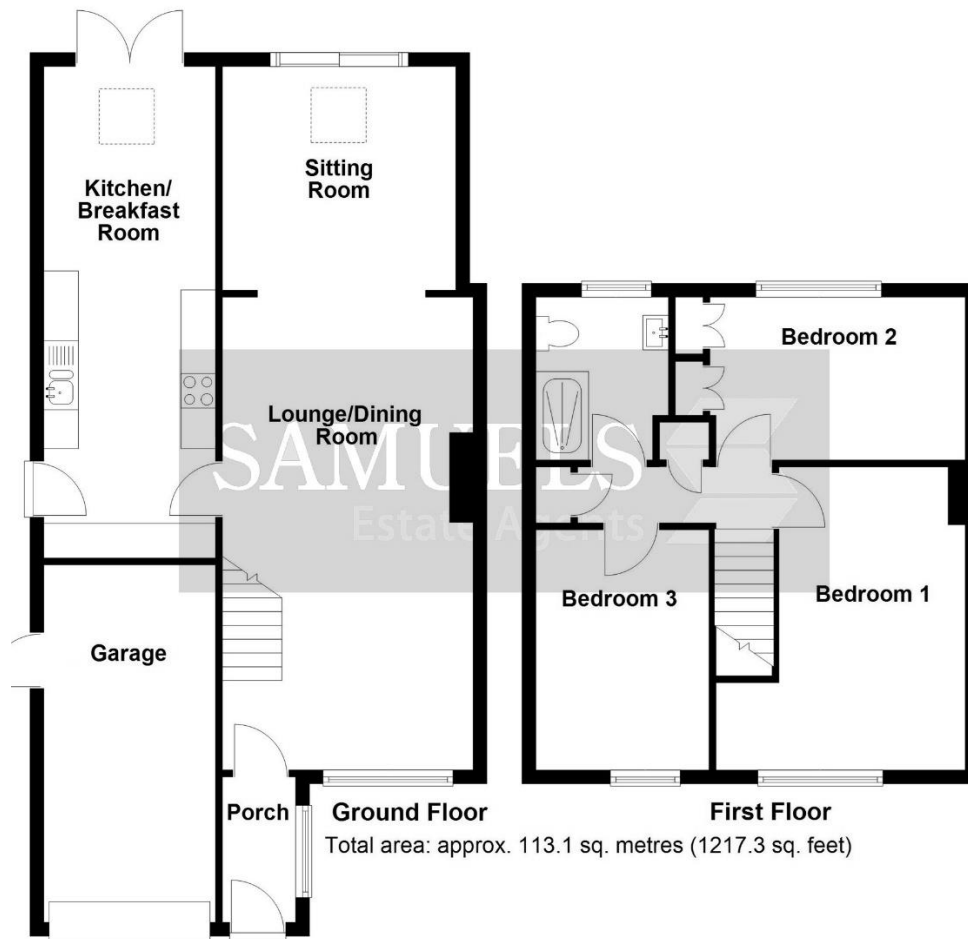
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0225/8870/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		