



**18 MARITIME COURT  
HAVEN ROAD  
EXETER  
EX2 8GP**



**£365,000 FREEHOLD**



**A deceptively spacious four bedroom townhouse occupying a fabulous cul-de-sac position within walking distance to Exeter quayside. Spacious living accommodation arranged over three floors. Well proportioned lounge/dining room. Kitchen. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Gas central heating. Double glazing. Private brick paved driveway. Delightful enclosed rear garden enjoying south westerly aspect. Viewing highly recommended.**

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

Front door, with inset glazed panels, leads to:

### **RECEPTION HALL**

Radiator. Attractive wood flooring. Stairs rising to first floor. Smoke alarm. Electric consumer unit. Thermostat control panel. Door to:

### **KITCHEN**

11'8" (3.56m) maximum x 8'8" (2.64m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Bosch electric oven. Five ring Neff gas hob. Plumbing and space for washing machine. Space for upright fridge freezer. Attractive wood flooring. Wall mounted boiler serving central heating and hot water supply (installed 2022). Radiator. Inset LED spotlights to ceiling. Double glazed window to front aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

17'6" (5.33m) maximum x 12'0" (3.66m). A spacious room with attractive wood flooring. Two radiators. Television aerial point. Telephone point. Inset LED spotlights to ceiling. Understair storage cupboard. uPVC double glazed sliding patio door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Stairs rising to second floor. Door to:

### **BEDROOM 4**

12'0" (3.66m) x 10'10" (3.30m) maximum reducing to 8'4" (2.54m). Laminate wood effect flooring. Radiator. Double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

12'0" (3.66m) x 11'2" (3.40m). Laminate wood effect flooring. Radiator. Double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment. Wash hand basin. WC. Part tiled walls. Tiled floor with underfloor heating. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

### **SECOND FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 2**

12'0" (3.66m) x 10'0" (3.05m) maximum (part sloped ceiling). Radiator. Airing cupboard housing hot water tank. Two double glazed Velux windows to front aspect with outlook over neighbouring area including glimpses of quayside.

From second floor landing, door to:

### **BEDROOM 1**

12'0" (3.66m) x 11'2" (3.40m) maximum (part sloped ceiling). Radiator. Wardrobe recess. Double glazed window to rear aspect with outlook over neighbouring area and beyond. Door to:

### **ENSUITE SHOWER ROOM**

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin. Part tiled walls. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

### **OUTSIDE**

Directly to the front of the property is an attractive brick paved driveway providing parking for one vehicle. Side shrub bed. Access to the front door with courtesy light. The rear garden enjoys a south westerly aspect and is mostly laid to decorative stone chippings for ease of maintenance. Brick paved patio. Flower/shrub beds. Outside light. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band D

### **DIRECTIONS**

Proceeding out of Exeter over Exe bridge take the 1<sup>st</sup> exit left onto Alphington Street, at the traffic light junction turn left into Haven Road and continue around bearing left again a continuation of Haven Road. Proceed almost to the end of this road and Maritime Court 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.

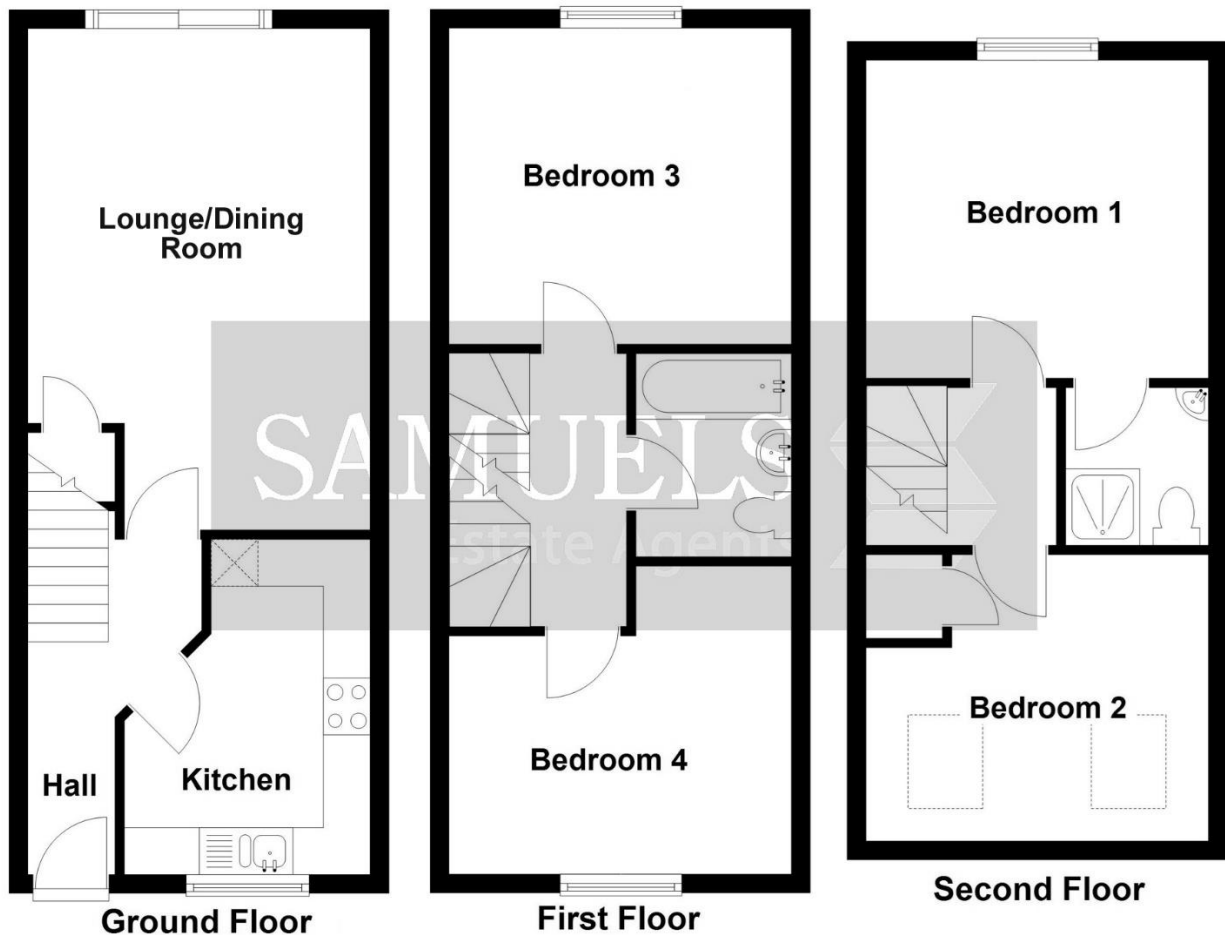
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0824/8728/AV



Total area: approx. 96.7 sq. metres (1040.6 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		