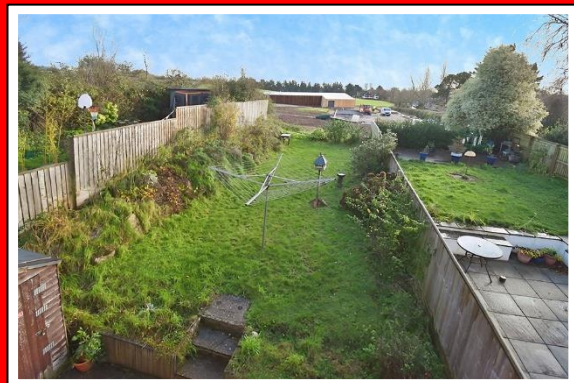


**44 TOLLARDS ROAD  
COUNTRESS WEAR  
EXETER  
EX2 6JJ**

PROOF COPY



**£310,000 FREEHOLD**



A well proportioned semi detached family home occupying a fabulous position providing good access to local amenities and major link roads. Three good size bedrooms. First floor bathroom with separate cloakroom. Reception hall. Sitting room. Separate dining room. Kitchen. Gas central heating. uPVC double glazing. Private driveway. Garage. Good size enclosed rear garden enjoying south easterly aspect. A great family home. No chain. Viewing highly recommended.

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

Covered entrance with courtesy light. Obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Stairs rising to first floor. Door to integral garage. Door to:

### **SITTING ROOM**

12'6" (3.81m) x 10'6" (3.20m). Exposed brick fireplace with hearth, inset living flame effect gas fire and wood mantel over. Television aerial point. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

### **DINING ROOM**

10'8" (3.25m) x 10'2" (3.10m) maximum into understair recess reducing to 7'4" (2.54m). Radiator. Deep understair recess. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **KITCHEN**

10'0" (3.05m) x 7'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Space for electric cooker. Plumbing and space for washing machine. Space for fridge. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Linen/storage cupboard with fitted shelving. Door to:

### **BEDROOM 1**

13'2" (4.01m) x 10'0" (3.05m) into wardrobe space. Radiator. Range of built in bedroom furniture consisting of triple wardrobe, double wardrobe, central three drawer chest with overhead storage cupboards, matching bedside units and additional five drawer chest. Built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

13'2" (4.01m) x 8'6" (2.59m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

10'8" (3.25m) x 7'4" (2.54m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A matching suite comprising panelled bath. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Heated towel rail. Airing cupboard, with fitted shelving, housing hot water tank. Obscure uPVC double glazed window to side aspect. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **SEPARATE CLOAKROOM**

WC. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a private driveway providing parking in turn providing access to:

### **GARAGE**

16'2" (4.93m) x 8'0" (2.44m). Up and over door providing vehicle access. Power and light. Housing electric meter, gas meter and electric consumer unit. Internal door provides access to reception hall.

The front garden is well stocked with a variety of maturing shrubs, plants and bushes. Paved patio. Side pathway leads to the front door. The side pathway leads to the rear garden which enjoys a south easterly aspect whilst consists of a paved patio with outside water tap. Timber shed. Retaining wall with central steps leads to a good size area of lawn with side shrub beds stocked with variety of maturing shrubs, plants and bushes. The rear garden backs on to neighbouring fields.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three limited, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D

**DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue along passing the crematorium and at the traffic light junction turn left and at the 'T' junction turn right into Tollards Road. Continue along where 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.

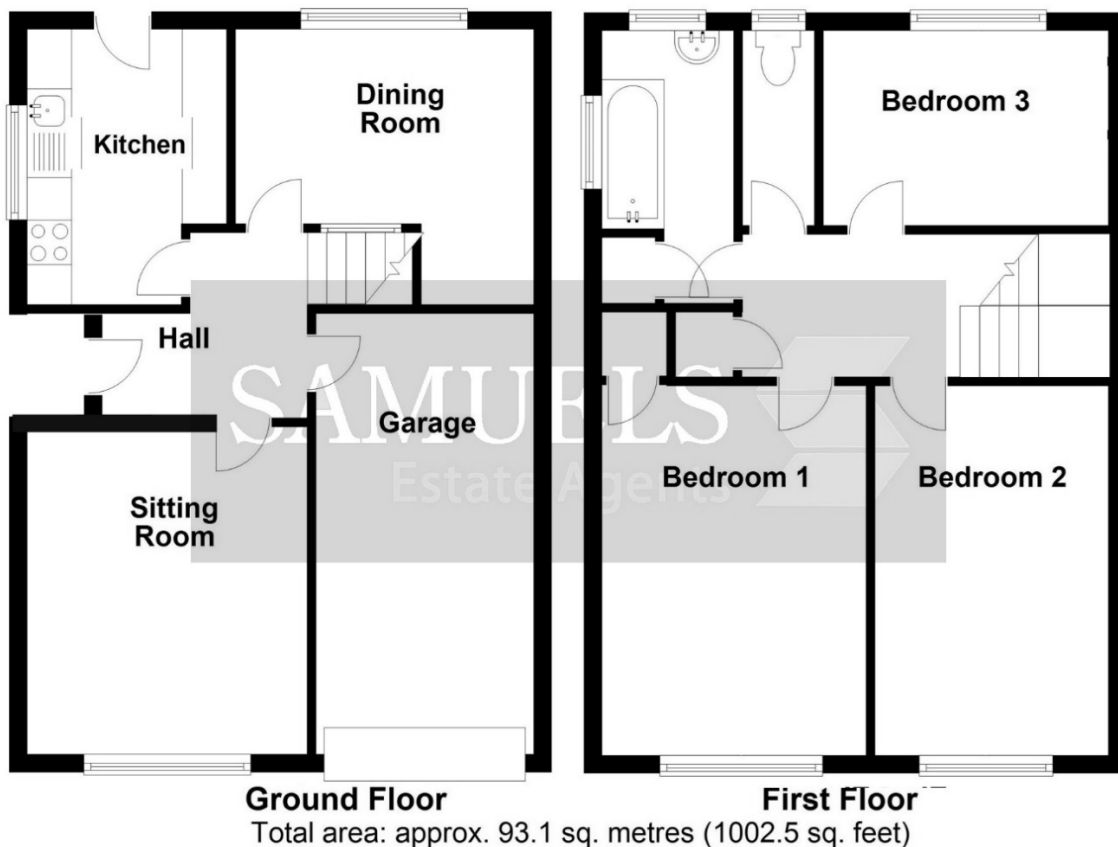
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0224/8587/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		