



**52 BIRCHY BARTON HILL  
EXETER  
DEVON  
EX1 3HD**



**£575,000 FREEHOLD**



An opportunity to acquire a highly individual detached chalet style house occupying a highly convenient position providing good access to local amenities, popular schools and major link roads. Well proportioned versatile living accommodation presented in good decorative order throughout. Five bedrooms. Family bathroom. Shower room. Large reception hall. Sitting room. Large quality fitted uPVC double glazed conservatory/dining room. Refitted modern kitchen. Good size enclosed lawned rear garden. Private driveway. Fine outlook and views over neighbouring area, parts of Exeter and beyond. A great family home. Viewing highly recommended.

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

Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

A spacious hallway. Laminate wood effect flooring. Stairs rising to first floor. Cloak hanging space. Radiator. Telephone point. Inset LED spotlights to ceiling. uPVC double glazed windows to front aspect. Part glass panelled internal door leads to:

### **SITTING ROOM**

22'0" (6.71m) x 16'6" (5.03m) maximum reducing to 11'10" (3.61m). A well proportioned room. Laminate wood effect flooring. Radiator. Marble effect fireplace with raised hearth, inset living flame effect gas fire, fire surround and wood mantel over. Dado rail. Television aerial point. Understair storage cupboard. Smoke alarm. uPVC double glazed window to rear aspect. uPVC double glazed sliding patio door providing access to:

### **CONSERVATORY/DINING ROOM**

21'0" (6.40m) x 12'0" (3.66m). A quality fitted uPVC double glazed conservatory with dwarf wall and pitched double glazed roof. Power and light. Radiator. Spanish porcelain tiled flooring. uPVC double glazed windows and large bi-folding doors providing access and outlook to rear garden. Doorway opens to:

### **KITCHEN**

16'4" (4.98m) maximum reducing to 10'10" (3.30m) x 11'4" (3.45m). A quality refitted modern kitchen comprising an extensive range of matching base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. 1½ bowl sink unit, with modern style mixer tap, set within quartz work surface incorporating single drainer. Space for range cooker with double width filter/extractor hood over. Integrated Neff dishwasher. Plumbing and space for washing machine. Space for double width fridge freezer. Feature vertical radiator. Three larger cupboards. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden.

From sitting room, doorway opens to:

### **INNER LOBBY**

Laminate wood effect flooring. Thermostat control panel. Door to:

### **BEDROOM 1**

15'0" (4.57m) into bay x 11'8" (3.56m) maximum into wardrobe space. Range of quality built in Sharp bedroom furniture/wardrobes to one wall providing hanging, shelving and drawer space. Adjoining three drawer chest. Feature vertical radiator. uPVC double glazed bay window to front aspect.

From inner lobby, door leads to:

### **BATHROOM**

9'6" (2.90m) x 7'4" (2.24m) maximum reducing to 6'0" (1.83m). A modern matching white suite comprising 'P' shaped jacuzzi style panelled bath with mixer tap, fitted mains shower unit over and curved glass shower screen. Low level WC. Wash hand basin, with mixer tap, set in vanity unit with range of storage cupboards beneath. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Wall mounted concealed boiler serving central heating and hot water supply. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM 2**

14'4" (4.37m) maximum into wardrobe space x 11'0" (3.35m). Range of quality built in Sharp bedroom furniture consisting of one double wardrobe, one single wardrobe and overhead storage cupboards with concealed LED lighting. Dado rail. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over front garden.

### **FIRST FLOOR LANDING**

Inset LED spotlights to ceiling. Door to:

### **BEDROOM 3**

17'10" (5.44m) maximum x 8'2" (2.49m) maximum incorporating study area (part sloped ceiling). Radiator. Access point to eaves/storage space. Storage cupboard. Radiator. Inset LED spotlights to ceiling. Double glazed Velux window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **BEDROOM 4**

15'0" (4.57m) maximum x 9'10" (3.0m) maximum (part sloped ceiling). Radiator. Inset LED spotlights to ceiling. Built in storage cupboard/eaves storage space with mirror fronted doors. Double glazed Velux window to side aspect with outlook over neighbouring area, parts of Exeter and beyond. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **BEDROOM 5**

11'2" (3.40m) x 7'2" (2.18m). Radiator. Built in cupboard/wardrobe. Access to roof void. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect with outlook over front garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **SHOWER ROOM**

A modern matching white suite comprising quadrant tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Tiled floor. Tiled wall surround. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property is approached via a pillared entrance with double opening timber gates leading to a private driveway. Steps and pathway lead to the front door. The front garden consists of a raised area of lawn with side shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. A front side gate and pathway extends down to the side elevation with additional gate leading to the rear garden, which is a particular feature of the property, consisting of an extensive paved patio with outside lighting, power point and water tap leading to a neat shaped area of level lawn and side shrub bed. To the lower end of the garden is an attractive porcelain paved patio with external power point and good size storage shed with power and light. The rear garden is enclosed to all sides.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

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 E (Exeter)

## DIRECTIONS

Proceeding out of Exeter down Heavitree Road continue along passing the parade of shops and petrol filling station. At the next set of traffic lights proceed straight ahead down into East Wonford Hill and at the traffic light junction turn left onto Honiton Road and proceed straight ahead and take the left hand turning into Warwick Road. Continue to the top of this road this then connects to Birchy Barton Hill, 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 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.

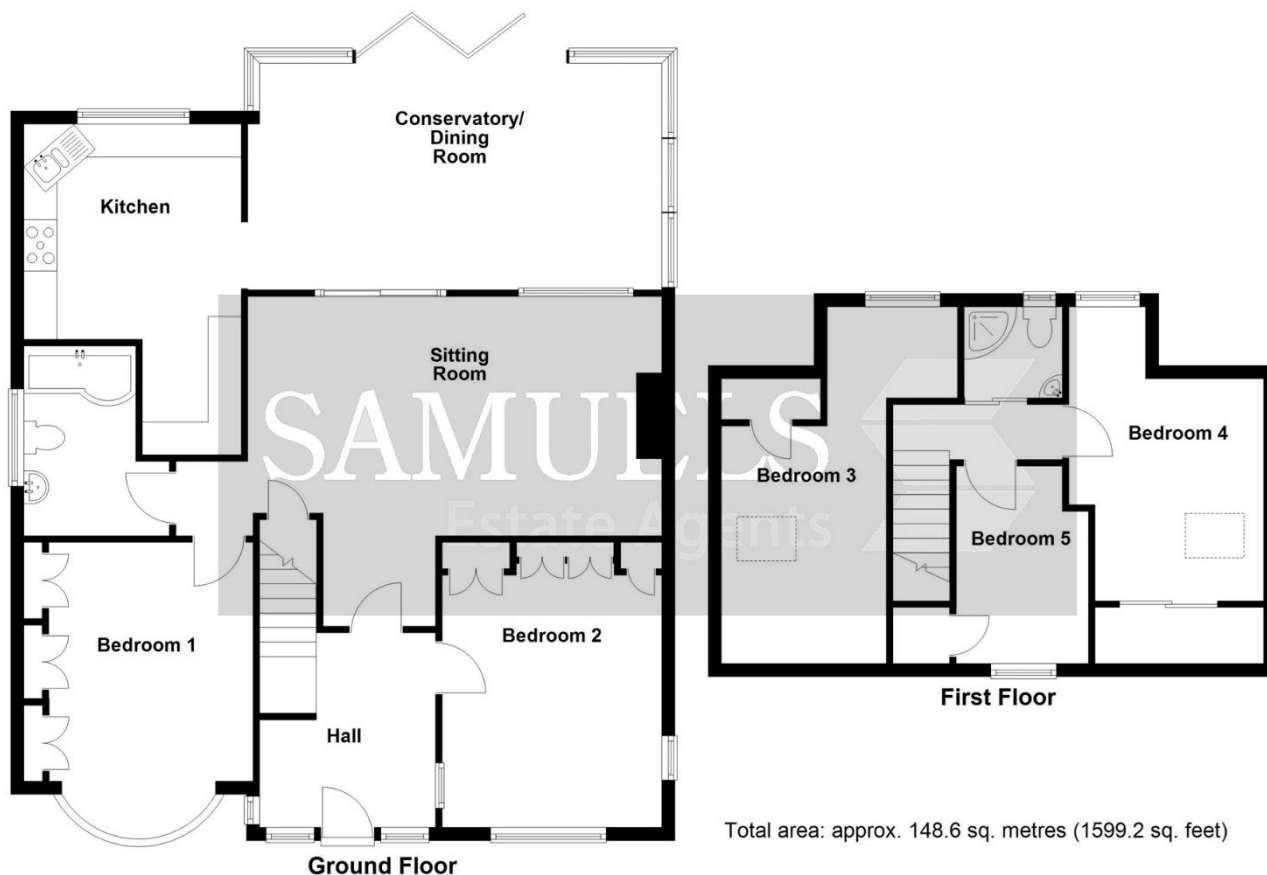
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0925/9028/AV



Floor plan for illustration purposes only – not to scale





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