



**18 OLD BAKERY CLOSE
EXETER
DEVON
EX4 2UZ**

PROOF COPY



£250,000 FREEHOLD



A well presented modern mid terraced house located within this popular residential development convenient to local amenities, St Davids mainline railway station and riverside walks. Two bedrooms. First floor bathroom. Reception hall. Light and spacious lounge/dining room. Quality fitted uPVC double glazed conservatory. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden. Driveway and garage. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Laminate wood effect flooring. Radiator. Electric consumer unit. Telephone point. Cloak hanging space. Feature archway opens to:

KITCHEN

7'10" (2.39m) x 7'10" (2.39m). 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 mixer tap. Fitted electric double oven/grill. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for fridge freezer. Wall mounted boiler serving central heating and hot water supply. Laminate wood effect flooring. uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

16'10" (5.13m) x 11'10" (3.61m) maximum. A light and spacious room with oak wood flooring. Radiator. Stairs rising to first floor. Television aerial point. Further radiator. Smoke alarm. uPVC double glazed sliding patio door provides access to:

CONSERVATORY

10'2" (3.10m) x 7'4" (2.54m). A quality fitted uPVC double glazed conservatory with pitched double glazed roof and tiled floor. Power and light. uPVC double glazed windows and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

11'10" (3.61m) x 11'10" (3.61m) maximum into wardrobe reducing to 8'8" (2.64m). Radiator. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) excluding wardrobe space x 6'10" (2.08m) maximum. Radiator. Two built in wardrobes. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Part tiled walls. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

Directly to the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. The rear garden is mostly laid to decorative stone chippings and well stocked with a variety of maturing shrubs, plants and palms. The rear garden is enclosed to all sides. The property in question also benefits from a private driveway in turn providing access to a private garage with up and over door.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left onto Okehampton Street which then connects to Okehampton Road. At the traffic light junction turn right into Exwick Road continue along straight ahead at the 1st traffic light junction on to the 2nd set of traffic lights and turn right into New Valley Road then left into Old Bakery Close. 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.

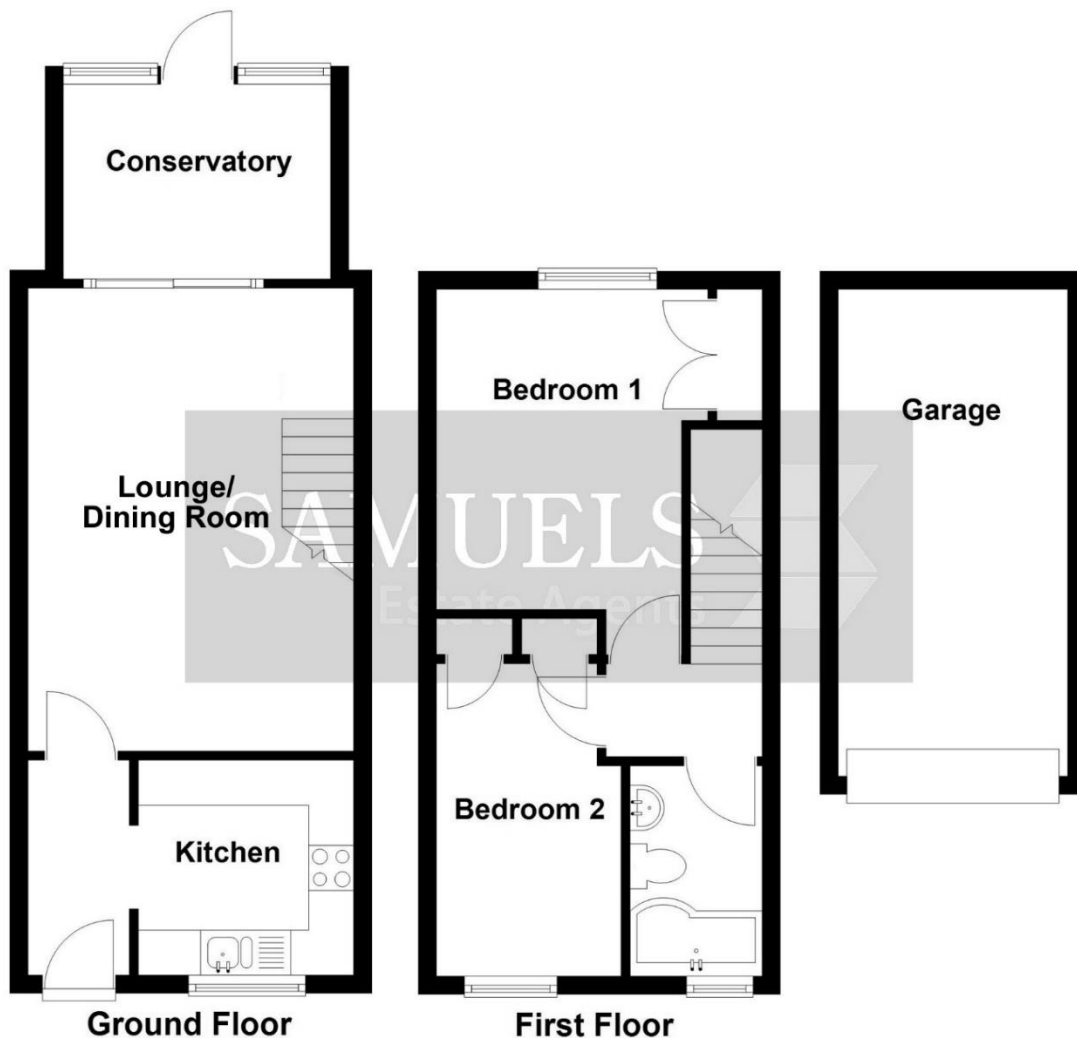
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/1123/8541/AV**



Total area: approx. 75.5 sq. metres (812.8 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		