



**16 BROOKE AVENUE  
WONFORD  
EXETER  
EX2 6DA**



**£270,000 FREEHOLD**



**A much improved and extended semi detached family home presented in good decorative order throughout. Three bedrooms. Reception hall. Sitting room. Modern kitchen opening to dining/family room. Bathroom. Gas central heating. uPVC double glazing. Double width gravelled private driveway providing parking for two vehicles. Easy to maintain enclosed rear garden. Cul-de-sac location. Convenient position providing good access to local amenities and major link roads. Viewing highly recommended.**

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

Canopy entrance. uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Thermostat control panel. Understair storage cupboard. Smoke alarm. Obscure uPVC double glazed window to side aspect. Door to:

### **SITTING ROOM**

14'8" (4.47m) x 11'2" (3.40m) maximum. Radiator. Television aerial point. Fireplace recess. Telephone point. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Door leads to:

### **KITCHEN**

9'6" (2.90m) x 8'8" (2.64m). A modern kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Integrated upright fridge freezer. Integrated washing machine. Integrated dishwasher. Inset LED spotlights to ceiling. Laminate wood effect flooring. Square opening to:

### **DINING ROOM/FAMILY ROOM**

13'8" (4.17m) maximum x 9'10" (3.0m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with tiled splashback with mixer tap including shower attachment and fitted electric shower unit over. Wash hand basin. Low level WC. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Radiator. Boiler serving central heating and hot water supply (installed 2020). uPVC double glazed window to side aspect. Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

11'0" (3.35m) x 9'0" (2.74m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

9'8" (2.95m) x 8'8" (2.64m). Two built in wardrobes. Overhead storage cupboards. Television aerial point. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 3**

8'2" (2.49m) x 5'4" (1.63m). Radiator. Picture rail. uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is double width gravelled driveway providing parking for two vehicles. Pathway leads to the rear/side door. Pathway continues to a side gate which in turn provides access to the rear garden which is mostly laid to attractive paving and a section of garden laid to artificial turf. Pergola. Shed. Outside lighting and water tap. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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 – Very low risk

Mining: No risk from mining

Council Tax: Band A (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue along passing County Hall and the Buckerell Lodge. At the next of traffic lights proceed straight ahead and continue down to the next set of traffic lights and turn left into Burnthouse Lane. Proceed down taking the 2nd left into Shakespeare Road then 2nd right into Brook Avenue where the property in question will be found towards the top end of the cul-de-sac on the left 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.

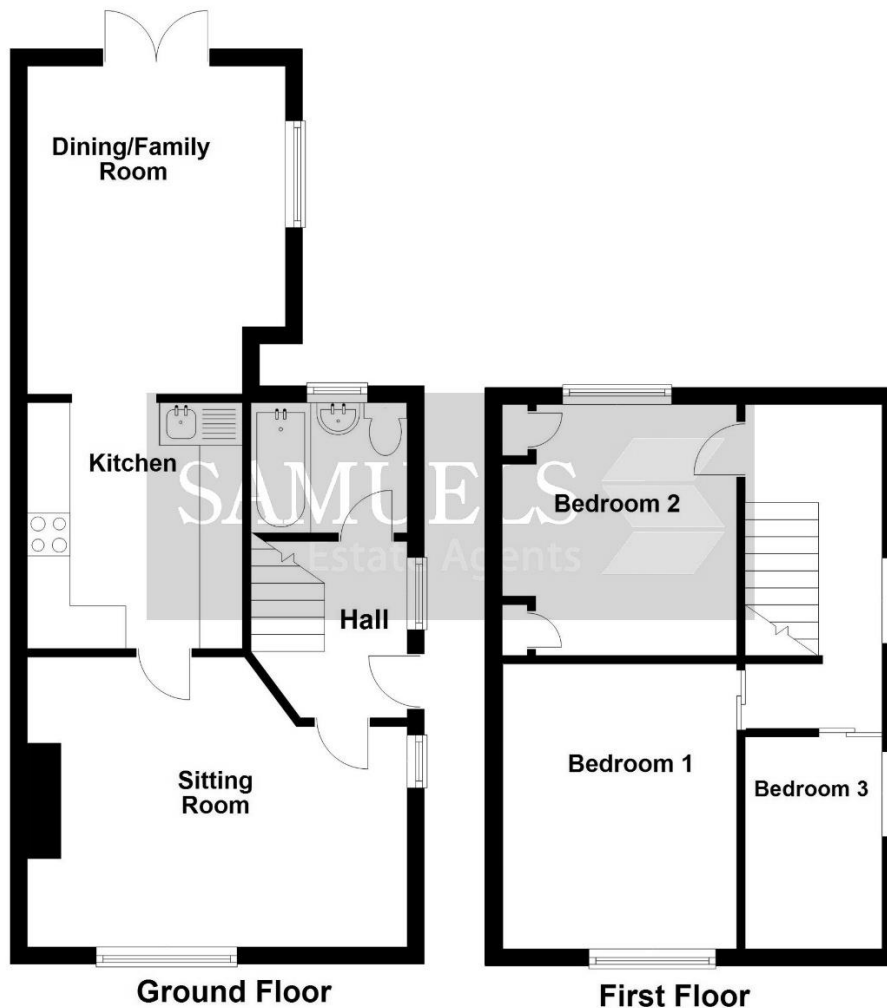
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0125/8837/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		