



**69 GRENVILLE AVENUE  
EXETER  
DEVON  
EX4 8EU**

PROOF COPY



**£360,000 FREEHOLD**



**A well proportioned 1930's style semi detached family home occupying a highly convenient position providing good access to local amenities and major link roads. Good decorative order throughout. First floor modern shower room. Reception hall. Sitting room. Separate dining room. Extended kitchen. Gas central heating. uPVC double glazing. Private driveway with car port. Good size enclosed rear garden enjoying southerly aspect. Additional parking area for cars or motorhome etc. Recently constructed detached garage. A great family home. Viewing highly recommended.**

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

Attractive composite front door, with double glazed glass panel, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Telephone point. Smoke alarm. Thermostat control panel. Large understair recess with storage cupboard housing electric meter and consumer unit. Stairs rising to first floor. uPVC double glazed window to side aspect. Door to:

### **SITTING ROOM**

13'10" (4.22m) into bay x 12'4" (3.76m) into recess. A light and spacious room. Marble fireplace, raised hearth, inset living flame effect electric fire and mantel over. Radiator. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **DINING ROOM**

12'0" (3.66m) x 10'10" (3.30m). Radiator. Airing cupboard, with shelving, housing boiler serving central heating and hot water supply (installed 2014). uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN**

18'0" (5.49m) x 7'10" (2.39m) reducing to 7'4" (2.54m). An extended kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. Single drainer sink unit with water filter tap. Space for electric/gas cooker with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed sliding patio door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

14'4" (4.37m) into bay x 11'4" (3.45m) into wardrobe space. Range of built in wardrobes, with sliding mirror doors, to one wall providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'10" (3.61m) x 11'4" (3.45m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

8'0" (2.44m) x 7'0" (2.13m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **SHOWER ROOM**

7'0" (2.13m) x 5'10" (1.78m). A refitted modern matching white suite comprising good size double width tiled shower enclosure with fitted electric shower unit. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a walled area of garden with raised flower/shrub beds stocked with a variety of beautifully kept and well maintained flowers and shrubs. Access to front door. To the left side elevation is a private driveway leading to car port. Side gate leads to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consisting of a paved patio. Outside light and water tap. Area of garden, with greenhouse, designated for vegetable growing. Neat shaped area of lawn. Surrounding flower/shrub beds. Timber shed. To the lower end of the garden is a further parking area for cars, motorhome etc. Steel gate provides vehicle access. uPVC double glazed door provides access to:

### **GARAGE**

16'4" (4.98m) x 9'2" (2.79m). A recently constructed detached garage built to a particular high quality with power and light (2020). Up and over door providing vehicle access. Range of base and drawer units with roll edge worktop. uPVC double glazed window to side aspect.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

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

Broadband: Standard & 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 Pinhoe Road continue almost to the very end of this road, by Sainsbury's, and take the left hand turning into Warwick Way then 1<sup>st</sup> right into Grenville Avenue 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 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.

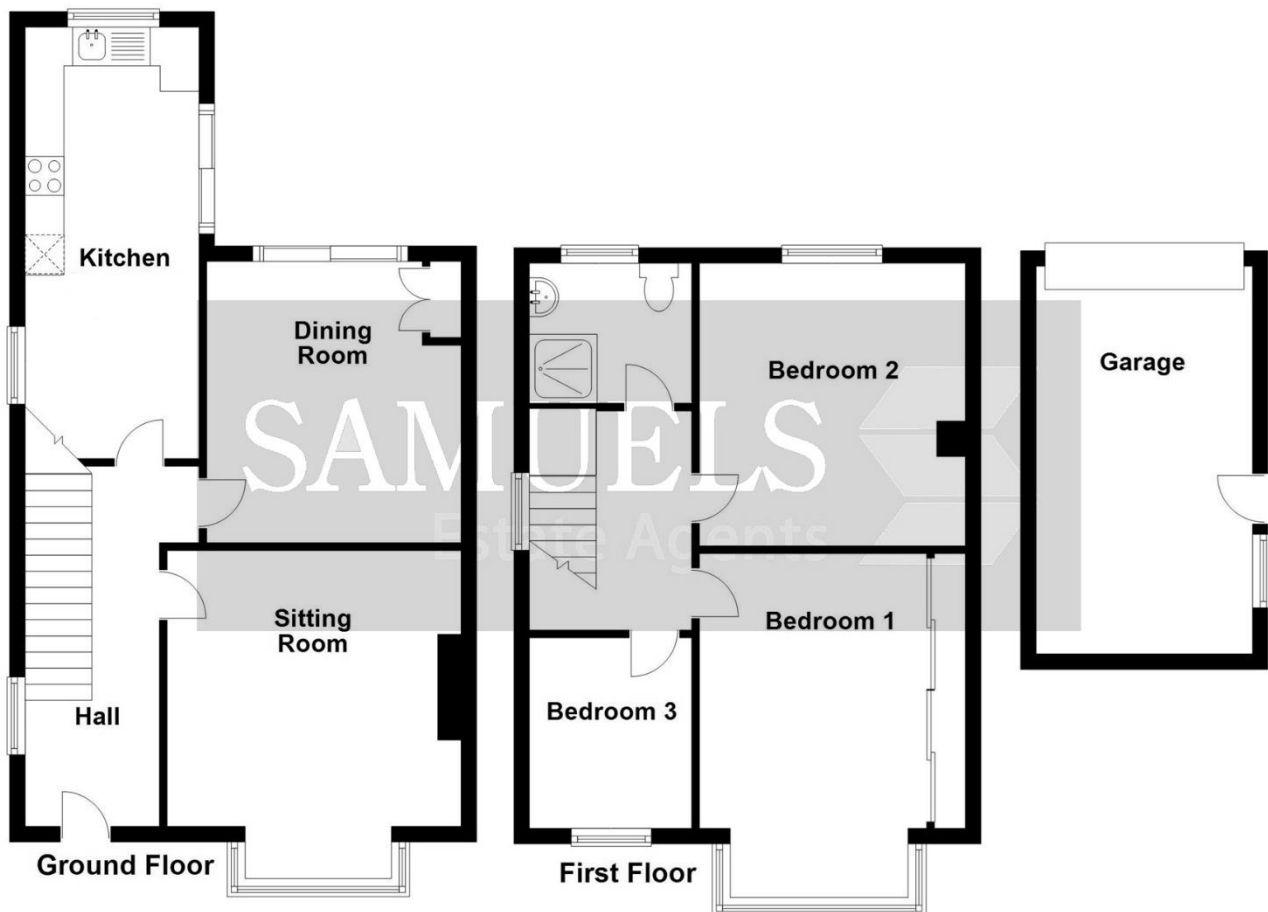
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1027/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		