



**9 ASHLAR ROW
TITHEBARN
EXETER
EX1 3XL**



£270,000 FREEHOLD



A stylish semi detached house located within this sought after residential development providing good access to local amenities, Pinhoe railway station and major link roads. Presented in good decorative order throughout. Two double bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Light and spacious lounge/dining room. Modern kitchen. Enclosed easy to maintain rear garden with access to private allocated parking for two vehicles. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance with courtesy light. Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Radiator. Thermostat control panel. Storage cupboard housing electric consumer unit, double power point, telephone point and heat exchanger. Square opening to:

KITCHEN

10'0" (3.05m) x 6'2" (1.88m). A modern kitchen fitted with a range of gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated washing machine. Integrated upright fridge freezer. Smoke alarm. uPVC double glazed window to front aspect.

From reception hall, door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan.

From reception hall, door to:

LOUNGE/DINING ROOM

18'8" (5.69m) maximum x 12'10" (3.91m) maximum. A light and spacious open plan room. Two radiators. Telephone point. Television aerial point. Deep understairs recess. Stairs rising to first floor. Smoke alarm. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Door to:

BEDROOM 1

13'0" (3.96m) maximum x 8'6" (2.59m) excluding door recess. Thermostat control panel. Radiator. Deep built in storage cupboard/wardrobe. Two uPVC double glazed windows to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback and modern style mixer tap. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

13'0" (3.96m) x 8'0" (2.44m). Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is an area of garden laid to decorative chipped slate for ease of maintenance with flower bed. Dividing pathway leads to the front door. The rear garden is a particular feature of the property comprising of an attractive paved patio and an area of garden laid to artificial turf again for ease of maintenance. Dividing pathway leads to the top end of the garden with timber shed. A rear pathway leads to a rear gate in turn providing access to private parking for two vehicles.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road bear left, by Sainsbury's, and continue down to the next set of traffic lights. Proceed along the new inner bypass and at the 1st roundabout turn left onto Tithebarn Way and continue along this road for approximately ¾ mile and turn left into Stone Barton Road continue down taking the 1st left into Ashlar Row and the property in question will be found a short way along 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/0124/8570/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		