



**6 PERYAM CRESCENT  
EXETER  
DEVON  
EX2 5LQ**



**£240,000 FREEHOLD**



**A spacious semi detached family home with private block paved driveway and good size enclosed lawned rear garden. Three bedrooms. Bathroom. Reception hall. Light and spacious lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. New roof in recent years. Highly convenient position providing good access to local amenities, Royal Devon & Exeter hospital and regular bus service into Exeter city centre. A great family home. No chain. Viewing highly recommended.**

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

Attractive composite front door, with inset double glazed panels, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Understair storage cupboard. Thermostat control panel. Smoke alarm. Cloaks hanging space. Door to:

### **LOUNGE/DINING ROOM**

17'8" (5.38m) maximum reducing to 11'2" (3.40m) x 12'0" (3.66m). A well proportioned room with laminate wood effect flooring. Radiator. Fireplace with raised hearth, living flame effect electric fire and stone effect surround including mantel. Telephone point. Television aerial point. Electric consumer unit. Cupboard housing electric meter. Obscure uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Door leads to:

### **KITCHEN**

11'2" (3.40m) 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. Four ring electric hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Wall mounted boiler serving central heating and hot water supply. Tiled floor. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door providing access to rear garden.

From reception hall, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with mixer tap and fitted mains shower unit over. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond. Door to:

### **BEDROOM 1**

12'0" (3.66m) x 10'6" (3.20m) into recess. Radiator. Two built in wardrobes either side of chimney breast. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'4" (3.45m) x 8'0" (2.44m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

11'8" (3.56m) maximum reducing to 8'10" (2.69m) x 6'8" (2.03m). Radiator. Built in shelving into alcove. uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is an attractive brick paved driveway providing parking for approximately two vehicles. Pathway leads to front/side door. A side gate in turn provides access to the rear garden which consists of a paved patio with outside light and water tap. Good size section of lawned garden. A dividing pathway leads to a timber shed. The rear garden is enclosed by timber panelled fencing to all sides.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

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: B (Exeter)

## **DIRECTIONS**

From Paris Street roundabout take the turning into Heavitree Road and proceed along passing Waitrose Supermarket. At the traffic light junction continue straight ahead into Heavitree Fore Street, past the parade of shops and petrol filling station, at the next set of traffic lights continue straight ahead down into East Wonford Hill and take the second right turn into Salters Road. Continue along taking the second left into Peryam Crescent where the property in question will be found 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 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.

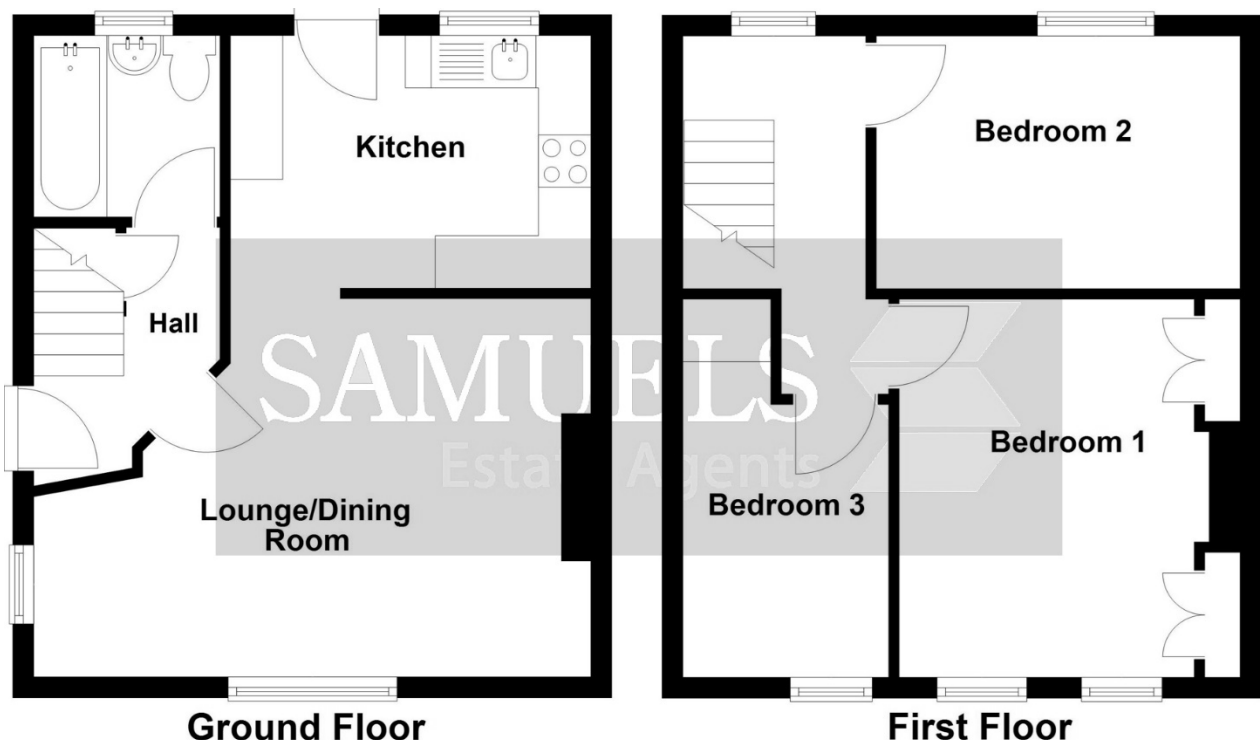
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0126/9117/AV**



**Ground Floor**

**First Floor**

Total area: approx. 65.2 sq. metres (701.9 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		