



**12 SOUTHBROOK ROAD
COUNTRESS WEAR
EXETER
EX2 6JA**

PROOF COPY



£495,000 FREEHOLD



A fabulous much improved and extended semi detached family home occupying a highly convenient position providing good access to local amenities and major link roads. Presented in superb decorative order throughout. Three bedrooms. First floor modern shower room. Reception hall. Sitting room. Light and spacious modern kitchen/dining/family room. Utility room. Ground floor shower room. Private brick paved driveway. Garage with adjoining studio/hobbies room. Good size enclosed level rear garden enjoying south easterly aspect. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE VESTIBULE

Tiled floor. Cloak hanging space. Full height obscure uPVC double glazed window to front aspect. Attractive wooden door, with inset leaded glass panel, leads to:

RECEPTION HALL

Quality vinyl flooring. Radiator. Stairs rising to first floor. Telephone point. Thermostat control panel. Smoke alarm. Picture rail. Oak wood door leads to:

SITTING ROOM

13'2" (4.01m) into recess x 12'0" (3.66m) into bay. A light room with limestone effect fireplace with raised hearth, inset living flame effect gas fire and mantel over. Radiator. Quality laminate wood effect flooring. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, glass paned oak wood door leads to:

KITCHEN/DINING/FAMILY ROOM

24'6" (7.47m) x 16'4" (4.98m) maximum reducing to 15'5" (4.70m). A fabulous light and spacious room with quality modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Quartz work surfaces incorporating breakfast bar. Fitted Neff oven. Fitted Neff combination microwave, oven and grill. Warming plate. Five ring induction hob with double width filter/extractor hood over. Single drainer sink unit, with modern style mixer tap, set within quartz work surface. Integrated dishwasher. Two pull out larder cupboards. Recess for double width American style fridge freezer. Inset LED spotlights to ceiling. Radiator. Space for table and chairs. Open plan to:

Living Area – Two radiators. Quality vinyl flooring. LED lighting. uPVC double glazed window to side aspect. Pitched ceiling with two double glazed Velux windows. uPVC double glazed bi-folding doors providing access and outlook to rear garden.

From kitchen area, glass paned oak wood door leads to:

UTILITY ROOM

17'10" (5.44m) x 7'0" (2.13m) maximum. Fitted marble effect roll edge work surfaces. Plumbing and space for washing machine. Further appliance space. Range of built in storage cupboards. Wall mounted boiler serving central heating and hot water supply. Quality vinyl flooring. Additional storage cupboard, with power point, housing pressurised hot water cylinder. Part obscure composite door to side elevation. Obscure uPVC double glazed window to side elevation. Oak wood door leads to:

SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Low level WC. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Quality laminate wood effect flooring. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR HALF LANDING

Deep storage cupboard. uPVC double glazed window to side aspect. Stairs lead to:

FIRST FLOOR FULL LANDING

Access to roof space. Double width storage cupboard with hanging rail and fitted shelf. Airing/linen cupboard with radiator and fitted shelving. Smoke alarm. Additional deep storage cupboard. Panelled door leads to:

BEDROOM 1

12'6" (3.81m) into wardrobe space x 12'4" (3.76m) into bay. A light and spacious room. Radiator. Range of built in wardrobes, with mirror fronted doors, to one wall providing hanging and shelving space. Inset Halogen spotlights to ceiling. Two wall light points. uPVC double glazed bay window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

11'6" (3.51m) x 10'0" (3.05m) into recess excluding door recess. Radiator. Built in cupboard/wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

BEDROOM 3

14'5" (4.37m) x 6'2" (1.88m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

SHOWER ROOM

A refitted modern matching white suite comprising good size quadrant shower enclosure with fitted electric shower unit. Low level WC with concealed cistern. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Heated ladder towel rail. Tiled wall surround. Inset spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is an attractive brick paved private driveway providing comfortable parking for numerous vehicles. Well stocked shrub bed. Access to front door. To the left side elevation the driveway continues (restricted vehicle access) which in turn provides access to:

GARAGE

15'10" (4.83m) x 10'2" (3.10m). With pitch roof. Power and light. Fitted work bench. uPVC double glazed door provides access to rear garden.

Directly adjoining the rear of the garage is a:

STUDIO/HOBBIES ROOM

9'10" (3.0m) x 9'10" (3.0m). A room to provide a number of uses. Power and light. Single drainer sink unit with mixer tap. Roll edge work surface with tiled splashback and range of base cupboards under. uPVC double glazed window and door provide access and outlook to rear garden.

The rear garden is a particular feature of the property having a south easterly aspect whilst consisting of a good size attractive paved patio. Water tap. External double power point. Outside lighting. Two dividing pathways lead down to the lower end of the garden which consists of a neat shaped area of lawn and maturing flower/shrub bed stocked with a variety of maturing flowers and plants. Timber trellis with mature climbing plants and well stocked shrub bed. Two maturing trees. Dividing pathway leads to the very lower end of the garden which consists of a good size paved patio with timber framed pergola and concealed timber shed. The rear garden is enclosed to all sides with a side gate providing access to driveway.

TENURE
FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick
Mains: - Water, drainage, electric, gas
Heating: Gas central heating
Mobile: Indoors – EE and Vodafone limited, O2 voice likely and data limited, Three voice and data likely
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 –Low risk
Mining: No risk from mining
Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing the crematorium and at the next set of traffic lights turn left and at the 'T' junction turn left again and continue around 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 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.

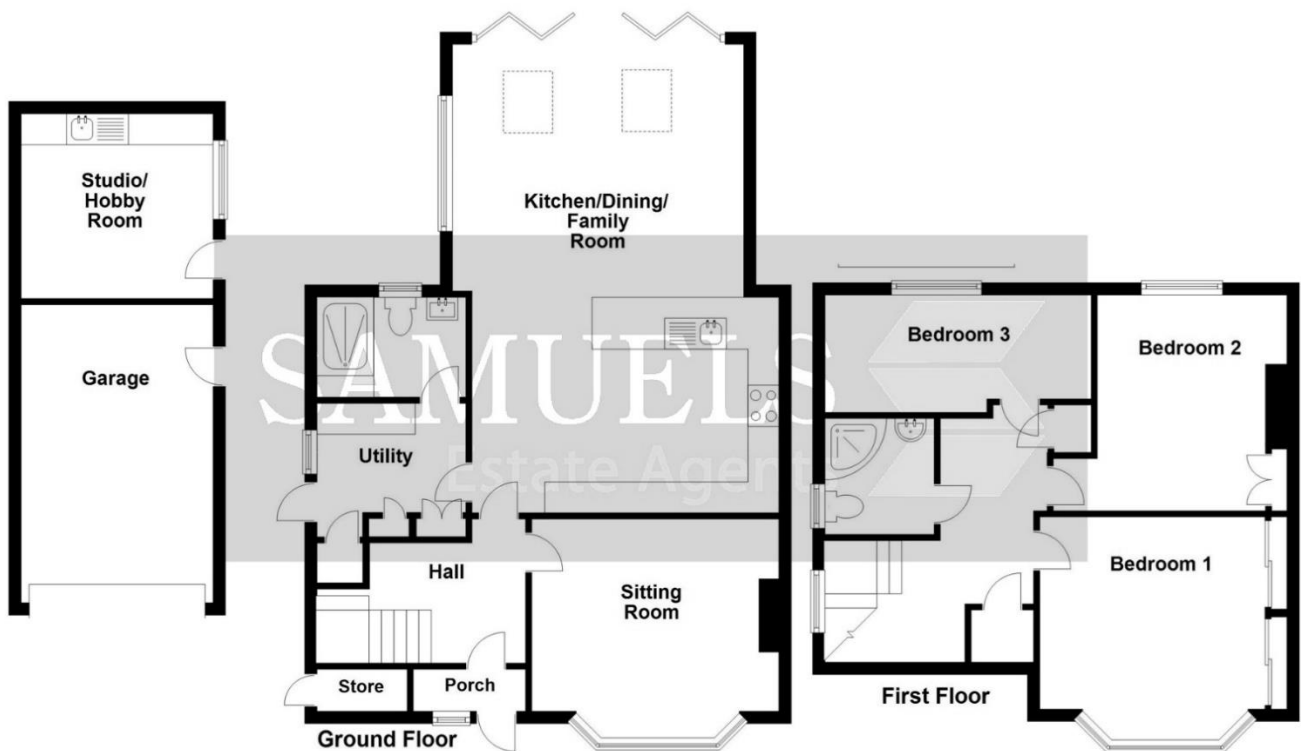
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0923/8488/AV



Total area: approx. 142.6 sq. metres (1534.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		