SAMUELS
Estate Agents

Samuels Estate Agents
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71 PARKWAY
ST THOMAS
EXETER
EX2 9NB

£325,000 FREEHOLD

A much improved and extended spacious three double bedroom semi detached family home occupying a highly convenient position providing good access to local amenities. Well presented accommodation arranged over three floors. Three double bedrooms. Ensuite shower room to master bedroom. Modern family shower room. Reception hall. Large sitting room. Separate dining room. Modern kitchen. Utility. Gas central heating. uPVC double glazing. Good size enclosed rear garden with fabulous detached studio/office/entertainment room. Fine outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL
Stairs rising to first floor. Picture rail. Understair storage cupboard housing consumer unit and gas meter. Door to:

SITTING ROOM
19'10" (6.05m) x 11'10" (3.61m). A well proportioned room. Marble effect fireplace, raised hearth, inset living flame effect gas fire, fire surround and mantel over. Picture rail. Two radiators. Television aerial point. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond. Glass panelled double opening doors lead to:

DINING ROOM
13'0" (3.96m) x 10'0" (3.05m). Laminate wood effect flooring. Radiator. Two wall light points. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed sliding patio doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN
12'8" (3.86m) x 7'4" (2.24m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. Fitted double oven/grill. Fitted microwave/grill. Four ring gas hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated washing machine. Integrated fridge. Integrated dishwasher. Wall mounted boiler serving central heating and hot water supply. Larder cupboard. Feature vertical radiator. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Opening to:

UTILITY ROOM
9'6" (2.90m) maximum x 6'0" (1.83m) maximum. Appliance space. Fitted wood effect roll edge work surface with matching splashback. Space for upright fridge freezer. Pitched polycarbonate roof. uPVC double glazed windows and door providing access and outlook to rear garden.

FIRST FLOOR LANDING
Radiator. Picture rail. Smoke alarm. Linen/storage cupboard with fitted shelving. Obscure uPVC double glazed window to side aspect. Door to:

BEDROOM 2
11'10" (3.61m) into wardrobe space 9'8" (2.95m). Radiator. Built in triple wardrobe. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3
11'8" (3.56m) maximum into wardrobe space x 9'10" (3.0m). Radiator. Built in triple wardrobe. Picture rail. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

From first floor landing, door to:

SHOWER ROOM
7'4" (2.24m) x 5'10" (1.78m). A refitted modern matching white suite comprising double length tiled shower enclosure with toughened glass shower screen and fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled floor. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

INNER LANDING
Inset LED spotlights to ceiling. uPVC double glazed window to front aspect with fine outlook over neighbouring area and parts of Exeter including Cathedral. Obscure uPVC double glazed window to side aspect. Stairs lead to:

SECOND FLOOR LANDING
Smoke alarm. Inset LED spotlights to ceiling. Double glazed Velux window to front aspect with fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond. Door to:

BEDROOM 1
14'6" (4.42m) maximum x 12'10" (3.91m) maximum (part pitched ceiling). A light and spacious room. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Large uPVC double glazed Velux window to front aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and countryside beyond. Door to:

ENSUITE SHOWER ROOM
A matching white suite comprising shower enclosure with toughened glass shower screen and fitted electric shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Tiled floor. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

OUTSIDE
To the front and side of the property is a raised area of garden mostly laid to decorative chipped slate for ease of maintenance with paved patio. Dividing steps and pathway lead to the front door with courtesy light. To the right side elevation is a pathway and gate with outside light and water tap leading to the rear garden enjoying a south westerly aspect whilst consists of a paved patio. Dividing steps lead to a raised paved patio. Attractive small retaining wall with steps lead to a neat shaped area of lawn and a dividing pathway leads to timber decked steps that lead to:

DETACHED STUDIO/OFFICE/ENTERTAINMENT ROOM
15'0" (4.57m) x 11'0" (3.35m). A fabulous garden/studio room to provide a number of uses. Insulated. Ample power points. Inset LED spotlights to ceiling. Two double glazed roof lights. uPVC double glazed double opening sliding doors, with matching full height side panels, providing access and outlook over rear garden.

Adjoining the studio room is a good size:

STORE/WORKSHOP
11'6" (3.51m) x 7'2" (2.18m). With electricity. Double glazed roof light to part pitched ceiling.

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 C (Exeter)

DIRECTIONS
From Exeter city centre proceed down to Exe Bridges and take the second exit into Cowick Street and proceed along to the traffic light junction turn left into Cowick Lane. Continue along Cowick Lane taking the second right hand turning into Broadway turning immediately left into Cowick Hill then take the first right hand turning into Parkway the property in question will be found at the 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.

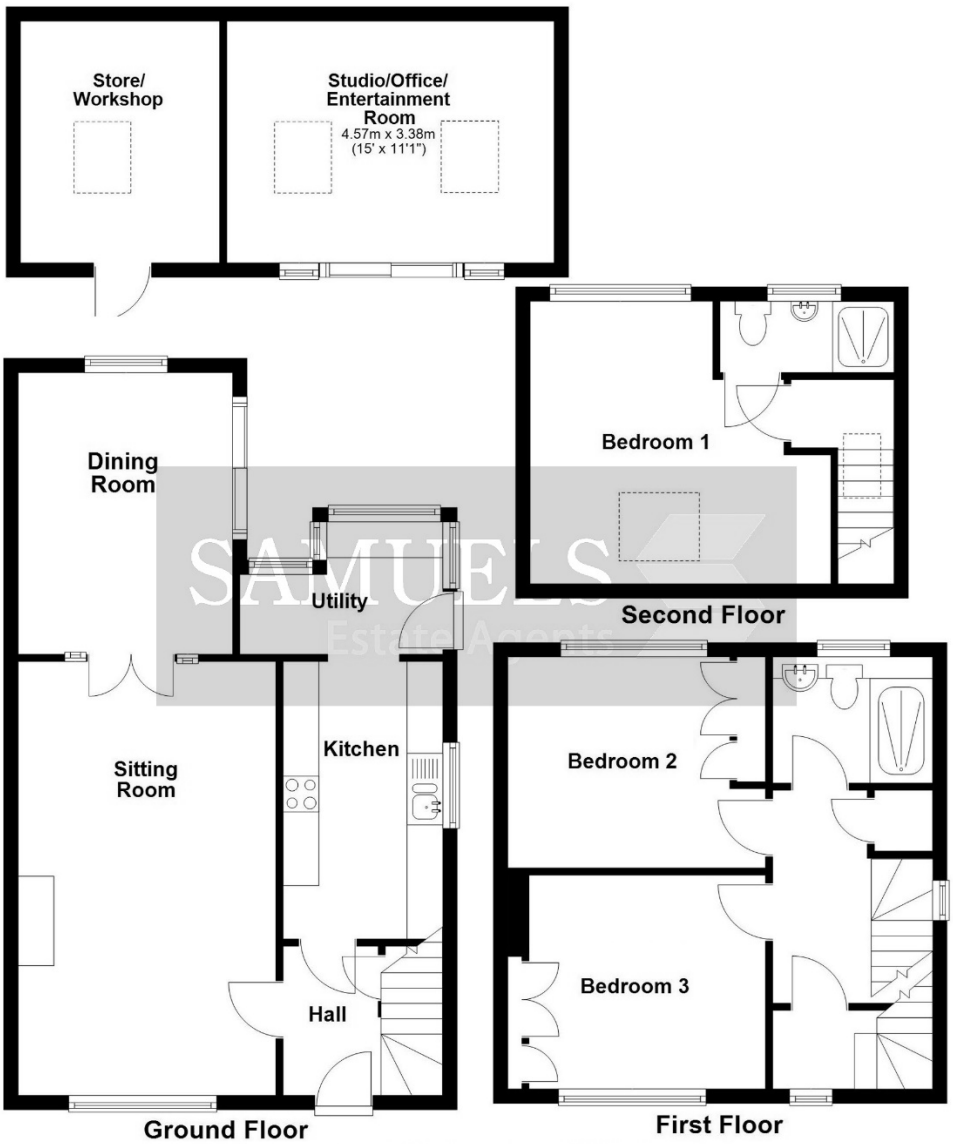
Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and 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.

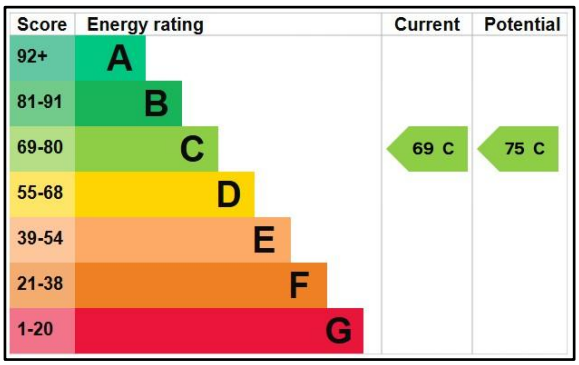
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0925/9058AV



Total area: approx. 134.1 sq. metres (1443.4 sq. feet)
Floor plan for illustration purposes only – not to scale



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