



**13 ROSEMARY STREET  
ST THOMAS  
EXETER  
EX4 1QX**



**£350,000 FREEHOLD**



**A much improved and extended 1930's style semi detached family home with good size lawned rear garden and private double width driveway. Well proportioned living accommodation. Three bedrooms. First floor bathroom. Reception hall. Ground floor cloakroom. Sitting room. Light and spacious modern kitchen/dining/family room. Gas central heating. uPVC double glazing. End of cul-de-sac location. Convenient position providing good access to local amenities, St Davids mainline railway station and Exeter city centre. Fine outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond. A great family home. Viewing highly recommended.**

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

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

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Understair storage cupboard. uPVC double glazed window to side aspect. Panelled door leads to:

### **SITTING ROOM**

13'10" (4.22m) into bay x 11'0" (3.35m). Marble effect fireplace, raised hearth, inset living flame effect gas fire, fire surround and mantel over. Radiator. Picture rail. uPVC double glazed bay window to front aspect.

From reception hall, panelled door leads to:

### **CLOAKROOM**

Comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Cupboard housing electric consumer unit. Tiled wall surround. Obscure uPVC double glazed window to side aspect.

From reception hall, glass panelled door leads to:

### **KITCHEN/DINING/FAMILY ROOM**

21'0" (6.40m) maximum x 17'2" (5.23m). An impressive light and spacious extended room fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Space for table and chairs. Radiator. Upright storage cupboard housing boiler serving central heating and hot water supply. Ample space for sofa and additional furniture. Inset LED spotlights to part pitched ceiling. Two double glazed Velux windows to rear aspect. Two uPVC double glazed windows to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter including Cathedral and beyond. uPVC double glazed door provides access to side elevation.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Panelled door leads to:

### **BEDROOM 1**

13'10" (4.22m) into bay x 11'0" (3.35m). Radiator. Picture rail. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'4" (3.45m) x 10'6" (3.20m). Radiator. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

From first floor landing, door to:

### **BEDROOM 3**

8'0" (2.44m) x 6'4" (1.93m). Radiator. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

From first floor landing, door to:

### **BATHROOM**

Comprising panelled bath with mixer tap including shower attachment. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is a private double width driveway providing parking for two vehicles. Access to the front door. To the left elevation is a gate and pathway with outside light and section of lawn opening to the rear garden which consists of a good size shaped area of lawn and timber shed. Enclosed to all sides. The rear garden also benefits from adjoining neighbouring allotments.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice and data likely, O2 voice likely and data limited, Three and Vodafone voice and data limited

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 – Very low risk

Mining: No risk from mining

Council Tax: Band C (Exeter)

## **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 3<sup>rd</sup> exit left into Okehampton Street which then connects to Okehampton Road. At the traffic light junction turn left then immediately right into Isleworth Road, proceed up the hill and take the 1<sup>st</sup> left into Rosemary Street.

## **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.

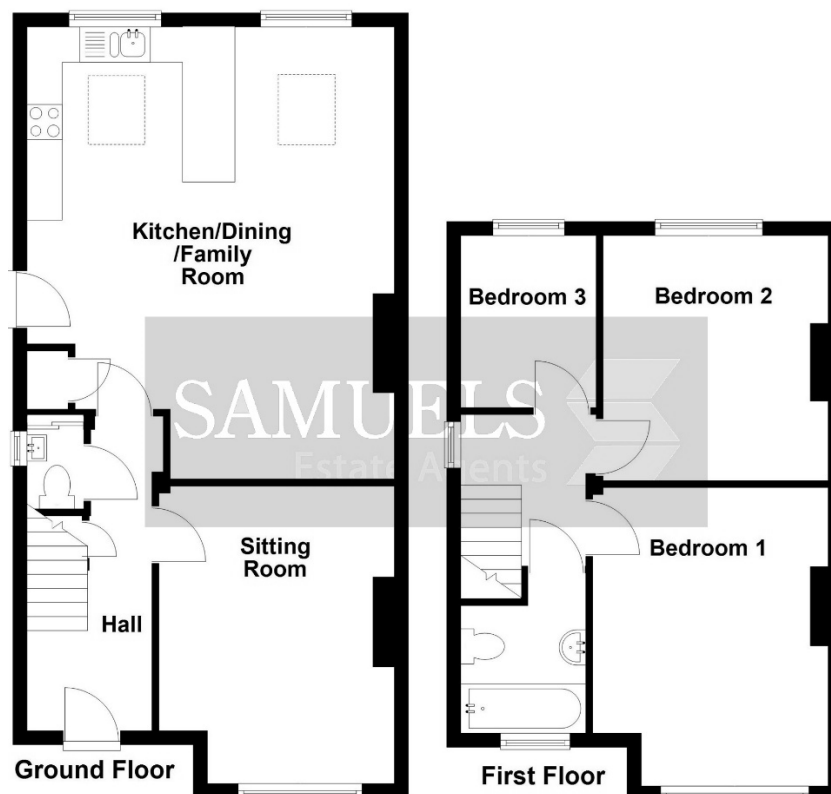
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0225/8851/AV**



Total area: approx. 92.9 sq. metres (1000.5 sq. feet)  
Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		