



**21 PARKSIDE ROAD  
WEST CLYST  
EXETER  
EX1 3TN**



**£400,000 FREEHOLD**



An opportunity to acquire a well proportioned detached bungalow presented in good decorative order throughout. Two double bedrooms. Reception hall. Sitting room. Separate dining/family room. Modern kitchen/breakfast room. Quality fitted uPVC double glazed conservatory incorporating utility area. Modern bathroom. Gas central heating. uPVC double glazing. Private driveway. Good size garage. Beautifully kept and well maintained enclosed rear garden. Popular residential location providing good access to local amenities and major link roads. Viewing highly recommended.

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

Covered entrance with courtesy light. Attractive composite front door, with inset obscure double glazed glass panels, leads to:

### **RECEPTION HALL ('L' SHAPE)**

Radiator. Smoke alarm. Double width linen/airing cupboard with fitted shelving and radiator. Access, via pull down aluminium, to insulated and part boarded roof space with electric light offering great scope for conversion subject to necessary consents.

Door to:

### **SITTING ROOM**

14'0" (4.27m) into bay x 12'0" (3.66m). Radiator. Television aerial point. Contemporary granite effect fireplace with raised hearth, inset living flame effect gas fire and mantle over. uPVC double glazed window to front aspect.

From reception hall, door to:

### **DINING/FAMILY ROOM**

12'0" (3.66m) x 10'10" (3.30m) excluding alcoves. Marble effect fireplace with raised hearth, fitted gas fire, wood surround and mantle over. Radiator. Double width cloaks/storage cupboard with hanging rail and storage cupboard over. Fitted shelving. Telephone point. uPVC double glazed window to side aspect. Obscure glazed door leads to:

### **KITCHEN/BREAKFAST ROOM.**

11'10" (3.61m) x 9'6" (2.90m). A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for electric/gas cooker with double width filter/extractor hood over. Space for upright fridge freezer. Upright larder cupboard. Radiator. Inset LED spotlights to ceiling. Space for small table and chairs. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door leads to:

### **CONSERVATORY/UTILITY**

19'8" (5.99m) x 7'0" (2.13m). A quality fitted uPVC double glazed conservatory incorporating utility area. Half height wall. Tiled flooring. Two radiators. Two wall light points. Granite effect roll edge work surface. Single drainer sink unit with modern style mixer tap. Range of matching base cupboards. Plumbing and space for washing machine. Water tap. Space for table and chairs. Power and light. uPVC double glazed door provides access to garage. uPVC double glazed windows and door to side aspect. uPVC double glazed window and door providing access and outlook to rear garden.

From reception hall, door to:

### **BEDROOM 1**

14'2" (4.32m) into bay x 12'0" (3.66m). Radiator. uPVC double glazed window bay window to front aspect.

From reception hall, door to:

### **BEDROOM 2**

12'0" (3.66m) x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **BATHROOM**

7'2" (2.18m) maximum reducing to 6'0" (1.83m) x 6'10" (2.08m). A modern matching white suite comprising tiled panelled bath with modern style mixer tap including shower attachment and folding glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an attractive paved area of garden with inset flower/shrub beds stocked with variety of shrubs, plants and flowers. A private driveway provides parking in turn providing access to:

### **GARAGE**

15'10" (4.83m) x 11'5" (3.48m). A good size garage with up and over door. Power and light. Rear courtesy door provides access to conservatory/utility.

To the left side elevation of the property is a side gate and pathway which leads to the rear garden, which is a particular feature of the property, providing a high degree of privacy whilst consisting of an extensive two tiered paved patio with outside lighting and raised flower/shrub beds. Sloped pathway leads to a neat shaped area of lawn again well stocked with a variety of maturing shrubs, plants and flowers. The pathway extends to the lower end of the garden consisting of a paved patio with timber shed. A section of garden is also designated to soft fruit and vegetable growing. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Three voice and data none, O2 and Vodafone voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & 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 D (East Devon)

**DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue to the very end bearing left at Sainsbury's and continue down to the next set of traffic lights and bear left into Main Road Pinhoe. Upon entering Pinhoe continue straight ahead over the two mini roundabouts and continue along out through Pinhoe and proceed straight ahead towards West Clyst. After the next set of traffic lights take the second left into Parkside Road 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.

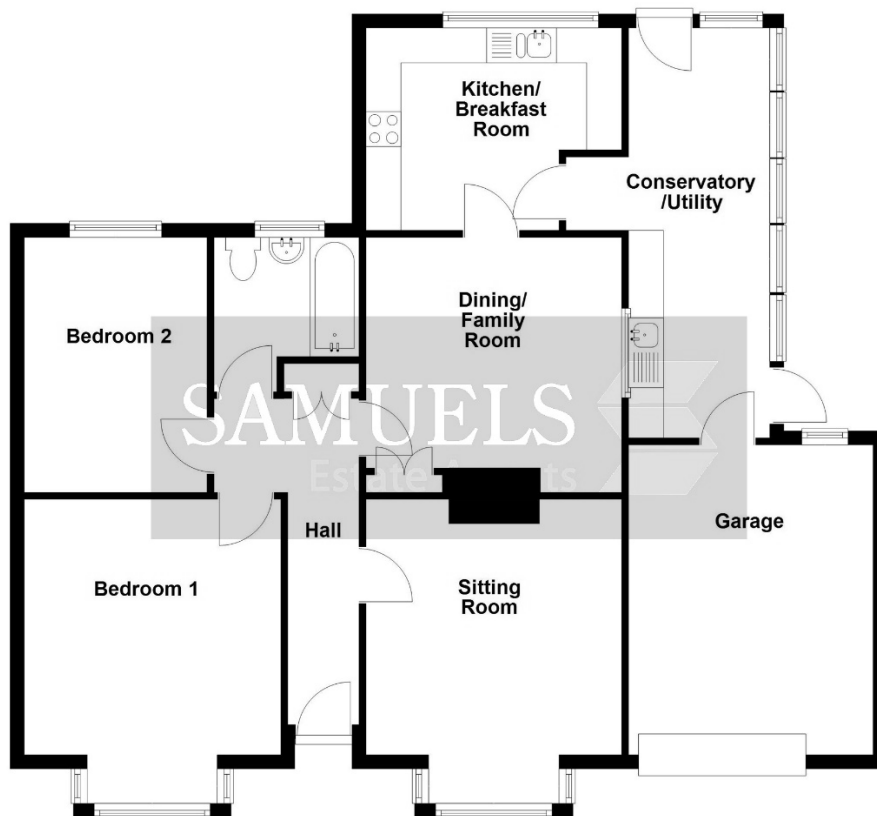
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0525/8958/AV



Total area: approx. 105.1 sq. metres (1131.5 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		