



**113 SWEETBRIER LANE
HEAVITREE
EXETER
EX1 3AP**



£525,000 FREEHOLD



A rare opportunity to acquire a substantial well proportioned 1930's built semi detached family home on the market for the first time in almost 60 years. Located within this highly desirable residential location convenient to local amenities, popular schools, major link roads and Heavitree park. Four bedrooms. First floor refitted shower room. Spacious reception hall. Sitting room. Separate dining room. Kitchen/breakfast room. Utility area. Ground floor cloakroom/shower room. Private driveway. Detached garage. Fabulous enclosed mature rear garden measuring approximately 90ft (27.4m) in length. Lovely outlook and views over neighbouring area, parts of Exeter and beyond. A great family home. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Side covered entrance. Obscure uPVC double glazed front door leads to:

RECEPTION HALL

A spacious hallway with exposed wood flooring. Stairs rising to first floor. Radiator. Telephone point. Smoke alarm. Cloaks storage cupboard with fitted shelf, hanging rail, coat hooks and electric light. Door to:

SITTING ROOM

17'0" (5.18m) x 11'10" (3.61m) into recess. A light and spacious room. Contemporary limestone effect fireplace with inset living flame effect gas fire, raised hearth and mantel over. Picture rail. Two wall light points. Television aerial point. Radiator. Double opening doors lead to dining room. Large uPVC double glazed window, with matching side windows, with outlook over front garden.

From reception hall, door to:

DINING ROOM

11'10" (3.61m) x 8'10" (2.69m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

12'0" (3.66m) x 9'10" (3.0m). A refitted kitchen comprising a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Space for upright fridge freezer. Radiator. Space for table and chairs. Boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Doorway opens to:

INNER LOBBY

Door to:

WALK IN PANTRY/LARDER

With fitted shelving. Electric light. Obscure uPVC double glazed window to side aspect.

From inner lobby, glass panelled door leads to:

UTILITY AREA

Cloak hanging space. Deep storage cupboard housing electric consumer unit, gas and electric meters. Plumbing and space for washing machine with storage cupboard over. Part obscure glazed door to side elevation. Door to:

CLOAKROOM/SHOWER ROOM

Comprising shower tray with tiled surround and electric shower unit. Low level WC. Extractor fan. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Picture rail. Smoke alarm. Obscure uPVC double glazed window to side aspect. Deep walk in airing cupboard, with fitted shelving, hanging rail, lagged hot water cylinder and electric light. Door to:

BEDROOM 1

15'2" (4.62m) x 12'0" (3.66m). Range of built in wardrobes to majority of one wall. Radiator. Wash hand basin set in vanity unit with cupboard space beneath. Telephone point. Storage cupboards built into bay. uPVC double glazed window to front aspect with outlook over front garden.

From first floor landing, door to:

BEDROOM 2

13'10" (4.22m) x 8'10" (2.69m). Picture rail. Radiator. uPVC double glazed window to side aspect with outlook over neighbouring area and beyond. uPVC double glazed window to front aspect with outlook over front garden.

From first floor landing, door to:

BEDROOM 3

10'0" (3.05m) x 12'0" (3.66m) maximum into understair recess reducing to 9'0" (2.74m). Picture rail. Radiator. Understair recess with hanging rail. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

SHOWER ROOM

8'4" (2.54m) x 5'8" (1.73m). A refitted modern matching white suite comprising good size tiled part enclosed shower enclosure with fitted electric shower unit. Wash hand basin, with mixer tap, set in vanity unit with range of storage cupboards beneath and tiled splashback. Radiator with heated towel rail surround. Electric wall heater. Obscure uPVC double glazed window to side aspect. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

CLOAKROOM

Comprising WC. Obscure uPVC double glazed window to side aspect.

From first floor landing, door leads to stairs that lead to:

SECOND FLOOR

BEDROOM 4

12'0" (3.66m) maximum x 11'0" (3.35m) maximum. Part sloped ceiling. Built in wardrobe. Fitted shelving and shelving and storage cupboards. uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring area, parts of Exeter and beyond. Door leads to part boarded and insulated roof space with electric light.

OUTSIDE

The property is approached via a pillared entrance leading to an attractive brick paved private driveway which leads to the side elevation. Double timber opening gates leading to a further brick paved driveway with outside water tap and in turn providing access to:

DETACHED GARAGE

13'6" (4.11m) x 8'10" (2.69m). Pitched roof providing additional storage space. Power and light.

The front garden consists of a neat shaped area of lawn with surrounding flower/shrub beds stocked with a variety of maturing shrubs, plants and trees. The rear garden is a particular feature of the property which measure approximately 90ft (27.4m) in length. Directly to the rear elevation of the property is a raised paved patio with rockery/shrub bed. Ornamental pond. Various maturing shrubs and plants. Pathway leads to a:

WORKSHOP

8'10" (2.69m) x 8'0" (2.44m). With power and light. Work bench.

Pathway leads to the lower end of the garden which is mostly laid to neat lawn and again stocked with a variety of maturing shrubs, plants and flowers. To the very lower end of the garden is a timber summer house.

TENURE

Freehold

COUNCIL TAX

Band D

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station. At the next set of traffic lights turn left into Whipton Lane, at the roundabout take the 3rd exit left down into Sweetbrier Lane 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 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/0424/8622/AV



Total area: approx. 128.0 sq. metres (1377.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		