



**31 SUMMER LANE
WHIPTON
EXETER
EX4 8BZ**



£390,000 FREEHOLD



A spacious extended 1930s style semi detached family home with good size level lawned rear garden and self contained annexe offering multi generational living or extra income. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Good size kitchen/breakfast room. Dining/family room. Utility/cloakroom. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Self contained annexe comprising sitting room/kitchen, double bedroom and shower room. Highly convenient position providing good access to local amenities, schools and bus service into Exeter city centre. Viewing highly recommended.

***** OUR VENDOR HAS MADE US AWARE THAT THE PROPERTY WILL NEED ELECTRIC WORKS SO THE PRICE OF THE PROPERTY REFLECTS THAT THIS WORK NEEDS TO BE CARRIED OUT *****

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door, with matching side panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair storage cupboard housing gas meter. Thermostat control panel. Oak wood door leads to:

SITTING ROOM

13'8" (4.17m) into bay x 12'0" (3.66m) into recess. Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Radiator. Television aerial point. Picture rail. uPVC double glazed bay window to front aspect.

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

KITCHEN/BREAKFAST ROOM

18'2" (5.54m) maximum x 11'4" (3.45m) maximum reducing to 8'2" (2.49m). Fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Roll edge work surfaces, incorporating breakfast bar, with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Integrated dishwasher. Space for upright fridge freezer. Space for table and chairs. Inset LED spotlights to ceiling. Deep storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect. uPVC double glazed window to side aspect. Double glazed sliding patio door providing access to:

DINING/FAMILY ROOM

14'6" (4.42m) x 9'4" (2.84m). A great room to provide a number of uses currently used as a dining room. Radiator. Power and light. uPVC double glazed window to side aspect. Pitched ceiling with two double glazed Velux windows. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Door to:

UTILITY/CLOAKROOM

Comprising low level WC. Wash hand basin set in vanity unit with cupboard space beneath. Plumbing and space for washing machine with further appliance space over. Obscure uPVC double glazed window to rear aspect.

From dining/family room, door leads to:

REAR LOBBY

Door providing access to annexe. Door providing access to driveway.

FIRST FLOOR LANDING

Picture rail. Access, via pull down aluminium ladder, to boarded roof space with power and light. Double glazed Velux window to rear aspect offering fine outlook over neighbouring area and beyond.

From first floor landing, oak wood door leads to:

BEDROOM 1

14'4" (4.37m) into bay x 12'0" (3.66m) maximum into wardrobe space. Radiator. Picture rail. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 9'10" (3.0m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

8'0" (2.44m) x 8'0" (2.44m). Radiator. uPVC double glazed window to rear aspect again with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

A matching white suite comprising 'P' shaped panelled bath with mixer tap, fitted mains shower unit over and curved glass shower screen. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Part tiled walls. Radiator. Extractor fan. Shelved storage cupboard. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a raised area of garden laid to decorative stone chippings for ease of maintenance. A private driveway, part of which is laid to paving, provides ample parking. Access to front door. A side gate leads to the rear garden, which is a particular feature of the property. To the rear elevation of the property is an attractive paved patio with immediate access to annexe. The patio extends to the rear of annexe leading onto an extensive shaped area of level lawn. Dividing pathway leads to a timber shed. To the lower end of the garden is a further timber store and summer house.

SELF CONTAINED ANNEXE

uPVC double glazed door leads to:

ENTRANCE HALL

Smoke alarm. Electric consumer unit. Opening to:

SITTING ROOM/KITCHEN

13'0" (3.96m) x 11'6" (3.51m). Log burner stove. Radiator. Single drainer sink unit, with mixer tap, set within roll edge work surface. Base and eye level cupboards. Fitted electric oven with four ring gas hob. Integrated upright fridge freezer. uPVC double glazed window to side aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

From entrance hall, door to:

BEDROOM

11'8" (3.56m) x 10'2" (3.10m). Radiator. Built in wardrobe. uPVC double glazed windows to both front and side aspects.

From entrance hall, door to:

SHOWER ROOM

A matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin. Radiator. Part tiled walls. Cupboard housing boiler serving central heating and hot water supply. Extractor fan. Obscure uPVC double glazed window to side aspect. Double glazed Velux window to part pitched ceiling.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

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

Proceeding out of Exeter down Pinhoe Road continue under Polsloe Bridge and at the next set of traffic lights proceed straight ahead, almost to the brow of the hill, turning left down into Whipton Village Road and proceed down taking the 2nd left into Summer Lane. Continue along where 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 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.

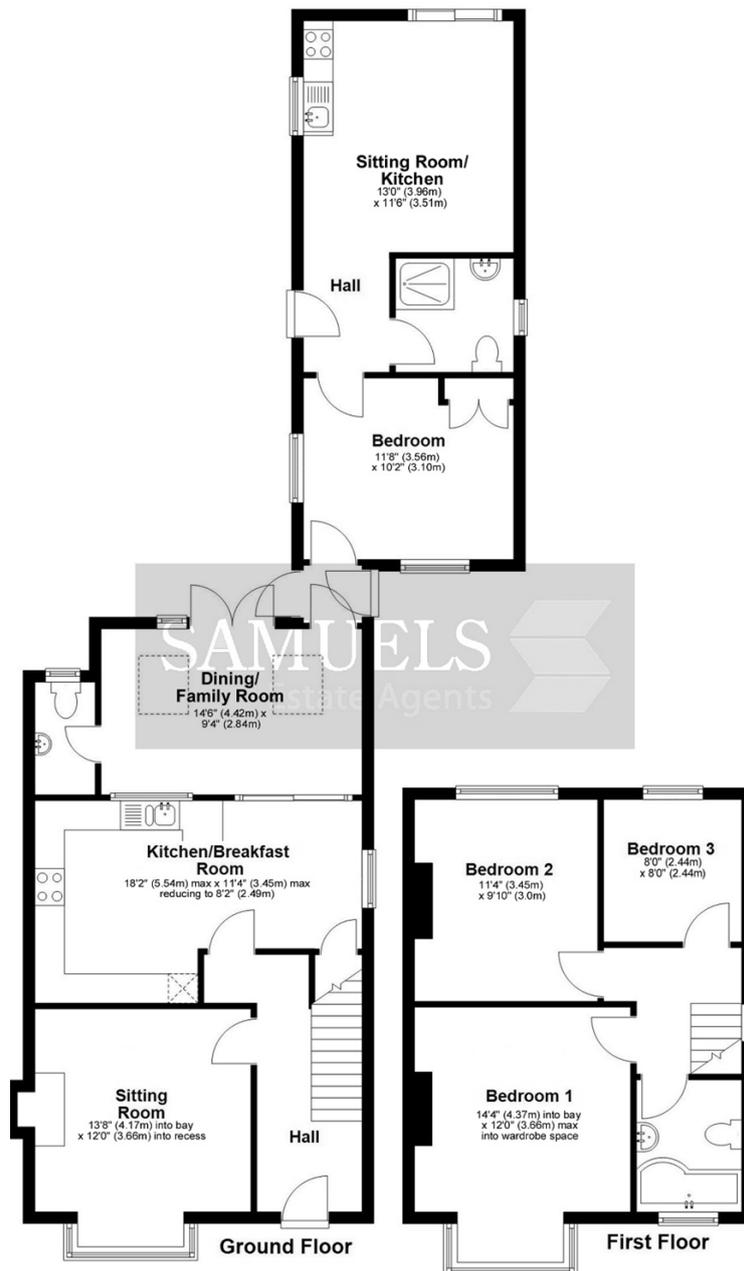
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9132/AV



Total area: approx. 128.6 sq. metres (1383.7 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		