

**14 ASHCROFT ROAD
HILL BARTON VALE
EXETER
EX1 3FU**

PROOF COPY



£250,000 FREEHOLD



A well appointed modern end link house occupying a delightful cul-de-sac position with lawned gardens to three sides. Two double bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. Private allocated parking space. uPVC double glazing. District heating. Popular residential development providing good access to local amenities, Exeter city centre and major link roads. Ideal first time purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Thermostat control panel. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Electric consumer unit. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

15'6" (4.72m) x 9'6" (2.90m). Television aerial point. Radiator. Telephone point. Understair storage cupboard. uPVC double glazed window to front aspect. Door to:

KITCHEN/DINING ROOM

12'8" (3.86m) x 8'0" (2.44m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring electric hob with tiled splashback and filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted concealed heat exchanger. Radiator. Space for table and chairs. 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.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

12'10" (3.91m) maximum x 9'6" (2.90m). Radiator. Thermostat control panel. Built in cupboard/wardrobe. Two uPVC double glazed windows to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 2

12'10" (3.91m) x 8'2" (2.49m) maximum reducing to 7'2" (2.18m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, fitted electric shower unit over, glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of open plan lawn with private allocated parking space for one vehicle. To the right side elevation is a side gate leading to the rear garden which is mostly laid to lawn. Paved patio. Timber shed. Enclosed to all sides.

TENURE

FREEHOLD

MAINTENANCE CHARGE

We have been advised by our client that there is an annual charge of £140 for maintenance of the communal areas.

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: District heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard & 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 along Pinhoe Road continue to the end of this road and at the traffic light junction, with Sainsbury's, bear right onto Hill Barton Road. At the roundabout bear left onto Myrtlebury Way and at the 'T' junction turn right then right again into Ashcroft Road, 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/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		